

44 Horsley Crescent, Melba, ACT 2615

home by holly

Sold House

Thursday, 12 October 2023

44 Horsley Crescent, Melba, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 919 m2

Type: House



Cris O'Brien
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Jenny McReynolds
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\$980,000

#soldbycris #soldbymcreynolds \$980,000 With its combo of warm brick and wide timber veranda this house looks every bit at home within its tree dotted locale. Beautifully renovated and exuding a welcoming, relaxed spirit, the home packs a sustainable punch, with perfect solar orientation and boosted thermal performance. You will appreciate the 4.5 star energy efficiency rating. This inviting four-bedroom home rises from lovingly tended gardens and commands elevated views out to treetops, blue sky. The corner block lends a lovely feeling of openness, gifting a nice connection to the laid back family flavour of the neighbourhood. It is an easy stroll to local schools and peaceful green woods. Steps usher to the veranda with sweeping views and enough room for dining among the treetops. To the left of the home a private driveway leads to double garage, and there is gated access to the back garden and home office. Within the open living and dining space is awash with sunshine with banks of windows that capture those gorgeous treetop vistas. This is a generous space with relaxed white washed walls and well-chosen soft oak tones to the new hybrid flooring. The adjacent kitchen is all white on white with warm timber joinery, banks of storage and luxe appliances. A large walk-in-pantry ensures there is a place for everything. A handy servery window gives peek-a-boo glimpses through to the dining area and there is a nice flow from the living spaces to the covered deck that is fully screened to keep the insects at bay. This is the place to be on balmy summer days and warm nights, the table set for plenty, relaxing with family and friends...wonderfully private with a feeling of being immersed in nature yet protected from the elements. The master retreat is ideal for relaxing and recovering from the day with its dual spaces for sleeping and living. Eastern light warms the elegant bedroom with an ensuite bathroom and built-in-robe. Glass doors can be flung open welcoming breezes as you relax within the adjacent living space. Think cosying on the couch with a movie or unwinding with a glass or two, perhaps drifting deck side during the warmer months. The kids zone features three bedrooms amenable to a renovated family bathroom with tub. The largest of the three bedrooms has twin windows that welcome morning light and frame pink flowering camelias. A Japanese maple adds to the spectacle of colour as paths lead past beautifully planted garden beds. There is lots of additional private parking off Bowden Place and tucked neatly on one side of the parent's deck is the home office/studio. Picture windows overlook soft lawns, so you can work from home steeped in garden peace. The home is within walking distance to schools, parks, transport and Ginninderra Creek, BMX Club and Melba Half Acre Wood and surrounded by green space and reserve. Close to the fabulous Melba shops, with local favourite Café Mamé, famous for its delicious pastries and vegan options, the home is also close to the Belconnen precinct, connecting you to a plethora of shopping, dining, and entertainment options. Handy to the University of Canberra, AIS, Lake Ginninderra, Bruce Stadium, it is a mere 19 minutes to the CBD. features..beautifully renovated four-bedroom ensuite home in peaceful Melba. surrounded by green spaces including Melba Four Acre Woods and wetlands. easy stroll to Mt Rogers Primary, Melba Copland Secondary School, Copland College. open plan living, dining with north eastern views to treetops and flow to large front veranda. kitchen with walk-in-pantry that drifts to covered and screened rear deck. loads of storage, power to island bench, twin sink, pyrolytic oven, induction cooktop and dishwasher. Illume skylight in kitchen. sequestered master retreat with bedroom, living area that merges to deck and garden. ensuite with new vanity, built-in-robe, fan and AC to master. three bedrooms amenable to a renovated family bathroom with tub. large 2nd bedroom with double aspect windows. dual power points to main and second bedroom. LED downlights throughout. Reclaim 315L Heat Pump hot water system .Daikin multi head RC/AC to bedrooms and second living .Daikin stand-alone RC/AC to main living .Daikin stand-alone RC/AC to office .6.7KW Solar system, Fronius Primo Inverter with Smart WIFI monitoring .Keylite Skylight to 4th bedroom, double glazed remote opening and solar powered .integrated block out blind .insulation to roof, walls and underfloor (roof -R6.7 cross hatch Earth wool, Walls - Knauf Supafil, Floor - Spray Cell foam to subfloor R2.5. IXL - DraftStoppa cover plates to Tastic in both bathrooms. fibre to the Node, 80Mbps down / 20Mbps up. all electric (no gas). renovated laundry. honeycomb blinds to all bedrooms. twin double door storage in hallway. office overlooking the backyard with own RC/AC. full size twin garage with power and lights, auto door with two remotes. dual entrance block with parking for 3 cars and a camper at second entrance. extensive under house storage, concrete floor. paved entertainment area in backyard. Colourbond fence to one side. cat flap professionally fitted to glazing in second living space. switch board updated with solar installation. Handy to the Belconnen Precinct, University of Canberra, AIS, Lake Ginninderra, Bruce Stadium, and a mere 19 minutes to the CBD. EER: 4.5 Block size: 919m2 approx. Rates: \$2,743 approx. per annum