

6/1 Goldner Circuit, Melba, ACT 2615



Townhouse For Sale

Saturday, 9 December 2023

6/1 Goldner Circuit, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$699,000+

Enjoy all the all the perks of a full-sized home without the fuss, in this welcoming three-bedroom single level townhouse. The spacious layout spans two living areas, a huge master retreat, double garage and great outdoor space. Add in a family friendly location close to schools, shops and the great outdoors and you've got the perfect starter home filled with potential for first-time buyers and downsizers. The inviting living and dining is spacious and open, neutral tones provide the perfect base for you to create your own sanctuary. To the rear you'll find a large open plan family room and kitchen with tons of storage and large breakfast bar for casual meals and entertaining. The living space extends out to a paved undercover terrace surrounded by established landscaped gardens. Enjoy alfresco meals with the family and entertain friends all summer, it's the perfect outdoor haven. The master bedroom is a true retreat, offering a vast space, wall to wall robes and generous updated ensuite. Two additional bedrooms with built-in robes, share an immaculate family bathroom with separate spa bath and shower. Convenience is at your doorstep with local schools, parks and nature trails just a short stroll away. Local centres at Kippax and Charnwood offer a multitude of shopping, takeaways and cafes, while Belconnen town centre and the city are within easy reach via local transport and fast link roads. Move quickly, a home with this many perks won't last long. Features

- Expansive 3-bedroom, 2-bathroom single level townhouse in a small complex
- Dual living spaces across spacious living/dining and separate family room
- Large kitchen with electric cooktop, oven and tons of bench and cupboard space
- Enormous master bedroom suite with walk-to-wall robes and updated ensuite
- Two additional bedrooms with built-in robes
- Generous family bathroom with spa bath and separate shower
- Separate laundry and utility room with additional storage space
- Ducted gas heating throughout and split system a/c to living areas
- Paved undercover outdoor entertaining area with side access
- Double garage with internal access and additional storage
- Close proximity to schools, shops and outdoor recreation
- Living area: 144m²
- Garage area: 42m²
- Block size: 343m²
- Rates: \$603.23 per quarter
- Land tax: \$817.78 per quarter (investors only)
- Body corporate: \$643.75 per quarter
- EER: 4 stars

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