

**6 Wallace Place, Melba, ACT 2615**



**House For Sale**

Thursday, 11 January 2024

6 Wallace Place, Melba, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

## Auction 03/02/2024

**\*\*Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.**Tucked away in a quiet cul-de-sac, this delightful brick home provides a lovely retreat of space and versatility, ready for you to move straight into and make your own. Welcoming and light-filled, its flowing living areas and four generously sized bedrooms provide instant appeal, with two rooms featuring exposed brick walls which deliver a touch of homely charm.A notable highlight are the original timber floors that feature throughout, and combined with the neutral overall scheme, it delivers a fresh ambience and serves as the ideal platform to undertake some additional enhancements over time. And of course, the large backyard with its established trees and gardens is sure to delight the avid gardener, children and pets alike.Offering the perfect stepping stone into the Southern Highlands housing market, the relaxed lifestyle and peaceful location this home delivers is sure to be desirable to both young and growing families. Don't miss out!Property features include:Brick veneer home built in 1973Beautifully bright living area flows through an archway to the dining roomModern kitchen with electric cooking, integrated dishwasher, and generous pantryFamily meals area sits opposite the kitchenHome office adds versatility to the floorplan Four good-sized bedrooms, an ensuite adjoining the masterMain bathroom includes a large vanity, shower, and corner bathtubDucted gas heating, as well as ceiling fansTimber floorboards throughoutEnclosed balcony at the rear is perfect for entertaining friends, year-roundPaved outdoor area offers an additional space for alfresco diningEstablished gardens are expansive and private, and also include a shedDouble carport with covered home entryClose proximity to:Melba shopsMount Rogers Primary SchoolMelba Copland Secondary SchoolSt Monica's Primary SchoolBelconnen Town CentreLocal parklandsStats:Build: 1973Block: 794sqmLiving: 167.5sqmCarport: 36sqmEER: 0.0UV: \$549,000Rates: \$2,901 paLand Tax: \$4,793 paDisclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.