

**73 Alfred Hill Drive, Melba, ACT 2615**

STONE

**House For Sale**

Wednesday, 20 March 2024

73 Alfred Hill Drive, Melba, ACT 2615

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1020 m2**

**Type: House**



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## Auction 13/04/2024 at 2:15pm

Property to be auctioned on-site on the 13/04/2024 at 2:15pm with offers welcome prior. Nestled in Melba and only 250m from Mount Rogers Primary School, this spacious family haven offers five bedrooms and three bathrooms, perfect for accommodating the whole family. Boasting a functional layout that balances privacy with communal living spaces, including a substantial kitchen overlooking a sunlit meals/family area, a welcoming lounge with an open fireplace, and a versatile sunroom. Outside, the backyard features two outdoor living areas, ideal for entertaining year-round. With a king-sized master suite and a self-contained flat offering flexibility for independent living or rental income, this home seamlessly blends functionality with style, ensuring a comfortable lifestyle both now and in the future.

**Features Overview:**

- Solar panels - 23 LG Solar Edge Panels and inverter - 7.59 kwp capacity - generates more electricity than is used (even when operating as two separate homes)
- Single level floorplan - NBN connected with FTTN
- Age: 51 years (built in 1973)
- EER (Energy Efficiency Rating): 0.5 Stars
- New hybrid flooring throughout
- Recently repainted
- New double blinds throughout

**Sizes (Approx)**

- Internal Living: 220.76 sqm
- Sunroom: 22.64 Sqm
- Verandah: 15.36 sqm
- Pergola: 20.48 sqm
- Patio: 4.41 sqm
- Carport: 40.00 sqm
- Total residence: 323.65 sqm
- Block: 1020 sqm

**Prices- Rates:** \$600 per quarter

**Land Tax (Investors only):** \$1113.85 per quarter

**Conservative rental estimate (unfurnished):** \$780 - \$800 per week

**Inside:-** Master Bedroom with ensuite and Built-in robe - Spacious Bedrooms with built-in robes - Bathroom with full sized tub - Formal living room with fireplace - Open plan meals and family room with sliding doors to terrace - Kitchen with an abundance of storage and bench space - Internal laundry with ample storage space - kitchen, main bathroom and laundry are renovated - Large sunroom with double glazed windows - 2 reverse cycle split systems and new zoned ducted reverse cycle heating and cooling, that can be controlled via control panel and via an app 4x Zones

**Self-contained 1 bedroom flat offering:-** Separate side access - Master bedroom with built-in wardrobe and ensuite - Spacious open plan lounge - Modern kitchen - Reverse cycle split system for heating and cooling along with ducted heating/cooling - Approx. Rental income \$320 - \$340 PW

**Outside:-** Cubby house - Covered outdoor entertaining area - Double inclosed carports - Roof recently repointed - 1 year old hot water system

**Construction Information:**

- Flooring: Concrete and timber flooring
- External Walls: Predominately brick veneer
- Roof Framing: Timber roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single and double-glazed windows

Nestled in the serene northern region of Canberra, Melba is a picturesque suburb known for its family-friendly atmosphere and abundance of green spaces. With its tree-lined streets, cosy homes, and convenient local amenities, Melba offers residents a tranquil retreat from the city bustle while remaining well-connected to nearby urban centres via efficient road networks and public transportation.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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