

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

**McIntyre**  
PROPERTY

**Sold House**

Friday, 11 August 2023

77 Alfred Hill Drive, Melba, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1124 m2**

**Type: House**

**\$785,000**

Perched neatly on the corner of Alfred Hill drive, number 77 offers an amazing parcel of land in a superb, elevated position. Excellent potential for redevelopment is obvious here. Starting at the entrance, there's an open plan living/dining area and a kitchen that's old world inviting and yet functional, with easy access from the cooktop to the tabletop so the family never feels left out of the conversation. For summer nights you can even extend the dining options out through the side door to a welcoming garden area and expansive back yard. The home although being original has hardwood timber flooring and a slightly split-level interior living spaces and carpeting from a bygone era in the 3 bedrooms. This will be a renovator's dream to recreate into something modern or possibly extend upon for a larger and grander home for the future. The current floor plan is both thoughtful and family-friendly, with the lounge room separated from the open plan kitchen/family room so that everyone can co-exist happily within their own schedules. Outside, the generous yards at both front and back are impressive and reasonably low maintenance - ideal for pets, young children and lazy weekend living and yet tempting enough to try some inspired gardening or landscaping. Make the time to see this home during open inspection times, or feel free to arrange a private viewing after you've realised just how attractive it will be to everyone else. After all, it's a home that's bound to capture the hearts and imaginations of discerning buyers and those looking to renovate, so let this be the one that leaves you and your family feeling that you found that Diamond In The Rough. Best of all the owner is a genuine seller, keen to seek new real estate ambitions elsewhere. Flexible deposits or settlement requirements will be considered upon application... Features Include:- Original 1974 home- Hardwood and carpet floors- Original kitchen with gas cooktop and easy access to the adjacent generous back yard- Formal front entrance and rear access with twin carport under house roofline- Generous established landscaped gardens and level back yard- Quiet neighbourhood close to public transport and opposite playing fields- Corner 1124sqm block with raised elevation and stunning rebuild potential

Outgoings & Property Information: Living size: 122 sqm Block size: 1124 sqm Garage size: 40 sqm UCV: \$419,000 Rates: \$2,624 per annum Land tax (if rented): \$3,894 per annum Expected rent: \$495- \$520 per week Year built: 1974 EER: 0.5

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