

8/48 Conley Drive, Melba, ACT 2615



Townhouse For Sale

Friday, 15 March 2024

8/48 Conley Drive, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$675,000+

Tucked away at the end of a tight-knit community of townhouses you'll find this impeccably presented 3-bedroom home where every detail has been carefully considered. From the modern decor, updated flooring and plantation shutters to the sleek kitchen, extra-large backyard and stunning outdoor retreat, this property exudes modern living and relaxed style inside and out. The spacious open plan living and dining area is a breath of fresh air, illuminated by natural light pouring in through large glass sliding doors where you can catch glimpses of Brindabella sunsets in summer and snowcapped mountains in winter. The custom-designed kitchen shows its style credentials with stone benchtops, soft-close drawers, and quality stainless steel appliances. Outside, the impressive entertaining area beckons with custom decking, pull-down sunshades, and vibrant landscaped gardens bursting with color. Boasting the largest backyard in the complex, it's a private sanctuary perfect for soaking up the sun or hosting intimate gatherings with friends. Back inside, the generous master bedroom includes built-in robes and direct access to the family bathroom, complete with a corner spa and updated shower screen. Two additional double bedrooms are perfect as kids' rooms or home office and guest room. Conveniently situated a short stroll to parks, playing fields and surrounded by great schools, this home offers easy access to Belconnen town centre, recreation facilities and Lake Ginninderra. Great transport options ensure easy connections to main centres. Whether you're a first home buyer, investor, or downsizer, seize this opportunity to embark on your property journey, secure a stylish and well-maintained investment or downsize in style.

- Immaculate 3-bedroom, 1-bathroom home with largest block in a small complex of 13
- Fully updated throughout with updated paint, hardy vinyl plank flooring, plantation shutters and more - bedrooms will be updated with brand new carpet before exchange
- Large and airy open plan living area with updated flooring
- Custom kitchen by The Kitchen Company with stone benchtops and stainless-steel appliances
- Generous master bedroom with built-in robes and access to the two-way bathroom
- Two additional bedrooms with built-in robes
- Large family bathroom with spa bath and updated shower screen
- Private resort-style entertaining deck with sunshades, landscaped gardens and lush lawn
- Custom netted cat enclosure that can easily be removed if not required
- Split system heating and cooling
- Oversized single garage with internal access plus additional allocated parking space
- Minutes from Belconnen town centre, great schools, parks & local amenities
- Living area: 102.53m²
- Garage area: 21.35m²
- Block size: 332m²
- Rates: \$589.86 p/q
- Land tax: \$797.48 p/q (investors only)
- Body corp: \$645.17 p/q
- EER: 5 stars

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.