

8/48 Goldner Circuit, Melba, ACT 2615



Sold House

Monday, 14 August 2023

8/48 Goldner Circuit, Melba, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 244 m2

Type: House



Lucia Marzano
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Symon Badenoch
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\$540,000

This home boasts an easy flow floor plan with a central, spacious open plan living and dining area along with 2 well-sized bedrooms separate from each other, providing privacy. Each of the two easy-care courtyards extend your living space and the single garage with internal access to complete the package. This single level townhouse is perfect for downsizers, first home buyers, couples or investors alike as a blank canvas providing the perfect opportunity to add your own personal touch and really make it your own. Nestled within the 'Hamilton Grove' complex backing onto parkland, this location is second to none. Moments from Melba Copland Secondary School, Copland College, St Monica's Primary School and easy access to Ginninderra Drive connecting Melba to the rest of Canberra. Just a short drive to local shops in Evatt and Florey, walking trails, Lake Ginninderra, Belconnen Town Centre and public transport promises convenience to any lifestyle. Features include: 2-bedroom townhouse, Single level design, Boutique complex of 11 townhouses, Built-in robes to both bedrooms, Natural light throughout, Open plan living and dining area, Kitchen with ample bench and cupboard space, Plenty of storage throughout, Separate laundry with outdoor access, 2-way bathroom complete with spa bath and separate toilet, Easy-maintenance courtyards to the front and rear of the home, Single garage with internal access. EER: 4.0. Built: 1993. General Rates: \$2,293pa approximately. Land tax: \$3,033pa approximately. Strata Levies: \$1,932pa approximately. Residence: 88sqm approximately. Garage/storage: 21sqm approximately.