

**9 Mewton Place, Melba, ACT 2615**



**Sold House**

Friday, 1 September 2023

9 Mewton Place, Melba, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1150 m2**

**Type: House**



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## Contact agent

Positioned at the end of a leafy, tree lined cul de sac in a stunning garden setting, this gorgeous family home should tick all your boxes. Updated and modernised with tasteful renovations throughout, there is nothing to do other than move in. Living areas are spacious and bright, the light-filled main formal living room with expansive windows capturing the greenery of the gardens and adjacent parkland. The upstairs living space incorporates formal lounge and dining rooms plus a meals area. Additionally, the downstairs rumpus room has its own separate entrance, and provides the perfect spot for older children to have some space to themselves, or could function as an excellent studio or a roomy work from home space. All four bedrooms are a good size, three on the upper level and the main suite segregated with a parents' retreat area, extra study space and a large ensuite bathroom. The near new kitchen has been tastefully designed for both functionality and style and there is also a long list of quality inclusions to enhance liveability and to ensure comfort. Separate to the home, an oversized remote garage provides secure parking for two cars with extra storage and workshop space. There is also additional parking off street for at least another 5 cars, making the home ideal for a growing or extended family. Set on a large leafy block surrounded by stunning established gardens, bordering parkland and a short stroll to schools and shops, the position could not be better. \* Four great sized bedrooms, plus an extra study\* Segregated main bedroom with parents' retreat and ensuite bathroom\* Ample formal and informal living areas upstairs\* Large separate downstairs rumpus room with separate outdoor entrance \* Near new stylish kitchen with stone benchtops \* Almost all windows double glazed\* Ducted gas heating and evaporative cooling\* 3 KW solar system\* Gorgeous surrounding established gardens with parkland adjacent \* Double garage with workshop area and additional parking space for at least 5 more cars\* Short walk to popular schools and a great set of local shops Land Size: 1150 sqm Living Size: 179 sqm EER: 4.5 Rates: \$3,041 pa (approx.) Land tax: \$5,118 pa (approx.) UCV: \$631,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.