

13 Grainger Circuit, Melba, ACT, 2615



House For Sale

Thursday, 22 August 2024

13 Grainger Circuit, Melba, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Type: House

Endless Opportunities In Melba!

Welcome to an incredible opportunity for first-home buyers, downsizers, and investors to purchase a piece of paradise in the sought-after suburb of Melba. This charming property boasts three generously sized bedrooms, offering ample space for comfort and relaxation. The well-appointed bathroom is both stylish and functional, catering to the needs of modern living.

The heart of the home is the large lounge room, which seamlessly flows into the dining area and the spacious kitchen. The kitchen is a delight, overlooking a beautiful, large grassy backyard - a perfect haven for children and pets to play. This outdoor space is also ideal for entertaining guests, hosting family barbecues, or simply enjoying a quiet afternoon in the sun.

For those with a vision, this property presents endless possibilities. You can choose to fully renovate and modernize the existing structure or knock it down and rebuild your dream home from the ground up. The generous land size and favourable layout provide a solid foundation for creating a personalized living space that meets your unique needs and desires.

Location is a standout feature of this property. Melba is renowned for its community atmosphere and convenient amenities. Enjoy the tranquillity of nearby walking trails, perfect for morning jogs or leisurely strolls. Families will appreciate the proximity to quality schools, ensuring educational needs are well catered for. The local cafes down the road offer a delightful spot for weekend brunches or catching up with friends.

Just a five-minute drive away, you'll find Kippax Fair, a bustling shopping centre with a variety of stores, services, and dining options. Additionally, the property is close to Belconnen Proper, providing even more shopping, entertainment, and recreational facilities. The combination of suburban serenity and urban convenience makes this location truly unbeatable.

Don't miss out on this fantastic opportunity to secure a versatile and inviting property in Melba. Please give Lukas Cole at 0432 289 618 or Maxwell Jensen a call at 0402 778 603 for further information or to schedule a private inspection.

Features:

- Great block
- Three bedrooms
- Grassy flat backyard
- Garden shed
- Close to schools
- Vacant possession
- Good size kitchen

Rates: \$3,017 pa approx

Land Tax: \$4,500 pa approx

EER: 3.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.