

25 Verbrugghen Street, Melba, ACT, 2615

MY MORRIS

House For Sale

Friday, 9 August 2024

25 Verbrugghen Street, Melba, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

The perfect entry level offering

My new owners will love my:

- ☑ versatile living spaces with a lounge and sunroom
- ☑ Summer fun with a beautiful inground swimming pool
- ☑ modern conveniences like new LED lights and updated carpeting
- ☑ functional kitchen and bathroom designed for practical living
- ☑ ample storage with a double garage and workshop space

Situated in the desirable suburb of Melba, this property offers a peaceful and family-friendly environment that perfectly blends comfort, style, and functionality.

Inside, it is beautifully presented and has recently had new LED lights and fresh carpet in the formal living area and bedrooms. The home boasts three spacious bedrooms and a functional bathroom decorated in neutral tones, complete with a separate bath for ultimate relaxation.

The heart of the home is the well-appointed kitchen, equipped with a gas cooktop, dishwasher, breakfast bar, and pantry perfect for whipping up culinary delights. The lounge area seamlessly flows into a sunroom extension, providing two separate living areas for versatile use.

Stay cozy during the cooler months with ducted gas heating, and when summer arrives, dive into the beautiful inground swimming pool your private oasis for endless fun and relaxation. The covered outdoor entertaining area is ideal for hosting gatherings with family and friends.

Additional features include a double garage with workshop storage at the rear, ensuring ample space for all your tools and equipment.

Located in the established suburb of Melba, you'll find yourself close to local amenities, public and private schools, and parks. Nearby businesses include the Melba Shops, with a supermarket, bakery, and various dining options. It is a short drive to the Kippax Shopping Centre and Westfield Belconnen and is well-served by public transport.

Sales specifics:

Living size: 141m² (approx.)

Carport and shed: 40m² (approx.)

Year built: 1973 (approx.)

EER: 0.5

UV: \$549,000 (2023)

Land Tax: \$4,793 p/a (approx.)

Rates: \$2,901 p/a (approx.)

Disclaimer

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