

4 Treharne Place, Melba, ACT 2615



House For Sale

Monday, 8 July 2024

4 Treharne Place, Melba, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 682 m2

Type: House



Peta Barrett

0499044028

By Negotiation

Just a little bit quirky, this well presented home is located in a great location near to Melba shops and is perfect for extended families, with a unique versatile design. The plan incorporates a very comfortable and cosy two/ three bedroom home and a gorgeous sun filled one bedroom studio, both separately metered, and both with separate entrances. Unlike many studios or in law accommodation arrangements, this studio is an exceptionally luxurious, open, modern self contained area that needs to be seen to be really appreciated. The main home: The original home has been tastefully updated, the central kitchen with stone benchtops, loads of cupboard space and an induction cooktop. The kitchen is adjacent to a large open living area, separated by a toasty warm double sided gas fire and there is an additional study nook and meals area as well. There are two good sized bedrooms and the third bedroom has been converted to a stylish dressing room. The bathroom has also been renovated and there is a second toilet. Additionally, features such as ducted gas heating, reverse cycle air conditioning and evaporative cooling ensure comfort all year around. The studio: With light streaming through, the living space is spacious and open with reverse cycle air conditioning. There is plentiful storage space, a large bedroom with built in wardrobe, a modern bathroom/ laundry with heated floors, there are solar panels on the roof and there is a separate access to the front of the home and also to the courtyard and established gardens. Features include: - Two/ three bedroom home PLUS a luxurious one bedroom studio - Unique versatile design, ideal for two families - Multiple roomy living spaces - Large open lounge room - Double sided toasty warm gas fire - Ducted gas heating, reverse cycle air conditioning and evaporative cooling - Stylish renovated kitchen with stone benchtops and induction cooktop - Renovated bathroom plus extra toilet in main home - Studio with separate gas and electricity meter and with separate entrance- Spacious sun filled living area in studio, bathroom with under floor heating and large amounts of storage - Established gardens - Carport plus storage shed - Ideal position near to a great set of local shops and with schools nearby - RZ2 block Quick Stats: Internal living size: 203sqm approx. Land size: 682 sqm approx. Rates: \$2,901pa approx. Land tax (only if rented): \$4,793pa approx. EER: 2.5 stars