

46 Scarlett Street, Melba, ACT, 2615



House For Sale

Thursday, 19 September 2024

46 Scarlett Street, Melba, ACT, 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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Perfect Family Home

Nestled on a generous 735m² block, this beautifully presented 4 bedroom residence is thoughtfully designed to accommodate the growing family. From the moment you step inside, you'll be captivated by the warm and welcoming ambiance of this special property.

The light-filled lounge and dining areas offer an inviting space for both relaxation and entertaining. These spaces flow seamlessly into the well-appointed kitchen, complete with ample storage and a spacious family room and meals area - perfect for family gatherings.

The master bedroom is a true retreat for parents, boasting a large walk-in robe and an ensuite that adds a touch of luxury. The additional three bedrooms, two of which are equipped with built-in robes, offer plenty of room for family members or guests.

Conveniently located close to local schools, universities, and shops, and just a short drive to Belconnen Westfield Shopping Centre, this home offers a lifestyle of comfort and ease.

Step into this inviting family home and experience the perfect blend of comfort, convenience, and style. Don't miss the opportunity to make this beautiful residence your own!

Please note: This property will go to auction on the 10th of October at 14 Wales Street, Belconnen unless sold prior.

Features:

Expansive 735m² block

171m² of living space

Open plan living areas with abundant natural light

Separate formal and informal living areas, both connected to a centrally located, renovated kitchen

Security cameras

Alarm system

Watering reticulation

Double garage with electric door

Carport

Ducted gas heating and ducted evaporative cooling for year round comfort

Low-maintenance, established gardens that make outdoor living a breeze

Entertainer's deck adjacent to the family meals area - perfect for alfresco dining

Elevated position with a pleasant outlook over nearby sporting fields

Close proximity to local schools, universities, shops, and a short drive to Belconnen Westfield Shopping Centre

Stats:

Build: 1972

Block: 735sqm

Living: 171sqm

Garage: 40sqm

Garden Store: 9sqm

EER: 0.5

UV: \$596,000

Rates: \$3,077 pa

Land Tax: \$5,196 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures,

measurements, dimensions, layout, furniture and descriptions.