

6 Linger Place, Melba, ACT 2615



House For Sale

Sunday, 23 June 2024

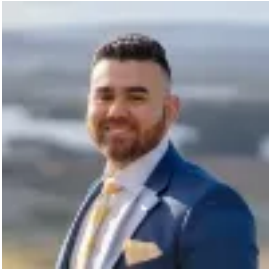
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Bedrooms: 4

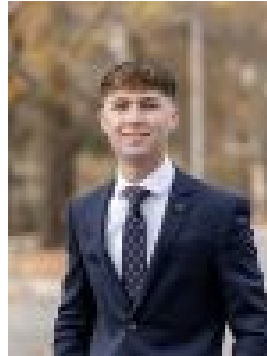
Bathrooms: 3

Parkings: 2

Type: House



Sebastian Gutierrez
0422184992



Matthew McClellan
0413948312

Auction 11/07/2024

Welcome to 6 Linger Place, Melba, a charming double brick, 4 bedroom, 3bathroom residence in a quiet cul-de-sac position with views over Belconnen and to the Brindabellas. This expansive property offers a thoughtfully designed two story floor plan perfect for family flexible living. Step into a world of comfort and versatility with multiple living areas, including a cozy open plan kitchen and family room. The kitchen is well equipped with granite bench tops, a Westinghouse induction cooktop and oven, making meal preparation a breeze. Enjoy leisurely moments in the separate living and dining rooms, or retreat downstairs with its own bathroom, perfect for a home theatre and spare room for visiting guests. The upstairs terrace provides a serene spot to take in views of the surrounding suburb. The main bedroom comes with an ensuite and walk through robes while the other three bedrooms feature built-in robes and terrace access. The main bathroom offers a separate bath and shower, with an additional separate toilet for convenience. Completing this lovely home is a dedicated laundry room and a fully landscaped backyard with beautifully established gardens, perfect for outdoor entertaining. The double garage with internal access ensures secure parking. Situated close to local schools, bike paths, playgrounds, greenspaces, and public transport, 6 Linger Place is a true gem in a tranquil setting.

Features:-Double Brick construction-Two levels-Quiet cul-de-sac position-Views to Black Mountain and Belconnen Town Centre-Land size 905 m²-Living 242 m²-Garage 37 m²-Verandahs 46 m²-Landscaped gardens-Four Bedrooms (main with ensuite and walk through robes, others with built in robes)-Three Bathrooms-Two car Garage-A number of different living spaces including lounge, dining room, family room, rumpus, multi-purpose room-Kitchen has granite bench tops, Bosch dishwasher and Westinghouse induction cooktop and oven-Ducted gas heating-Ducted evaporative cooling-Additional reverse cycle unit downstairs-Tastics to upstairs bathrooms, fan heater to downstairs bathroom-2.6Kw solar panels-Solar hot water (off peak booster)-Outside awnings on westerly windows-Carbolite twin wall roofing to back verandah-Vertical blinds and curtains-Timber floating floor and wool carpets to top floor-Tiled bottom floor-Close to schools

What's near by:-200m Mt Rogers primary school-300m Melba pre-school-532m Copland College-732m St Monica's primary school-1.06 km Melba High technology school-1.2 km Miles Franklin primary school-1.8 km Evatt primary school-800m Melba shops-1.6 km Evatt shops-1.6 km Spence shops-2.2 km Florey shops-2..4 km Charnwood shops-3.37 km Belconnen Mall-3.75 km Kippax Fair