

**9/48 Conley Drive, Melba, ACT, 2615**

**TIMOTHY R<sup>D</sup>**

**Townhouse For Sale**

Friday, 19 July 2024

9/48 Conley Drive, Melba, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Tim McInnes

## Picture Perfect

### The road home...

Tucked away at the rear of an intimate boutique complex, this inviting three-bedroom residence embodies the essence of comfort and convenience. Ideal for first-time buyers, those downsizing, or astute investors, it seamlessly integrates spacious living areas with a delightful courtyard, offering a serene retreat for daily enjoyment.

At its core lies a generously proportioned open-plan kitchen and living space that enhances the flow of everyday life. The kitchen boasts ample bench and cupboard space, perfectly suited for culinary creations. Adjacent, the expansive living area extends effortlessly through glass sliding doors to the peaceful rear courtyard, creating a perfect atmosphere for relaxation and social gatherings.

Each bedroom is designed with privacy and comfort in mind, while the bathroom serves as a tranquil haven for unwinding after a bustling day.

### The road ahead...

Venture outside to discover a paved terrace, an ideal spot for enjoying morning tea. Practicality is ensured with a single garage offering internal access and additional parking at the front.

Located mere moments from local schools, public transport, and the vibrant Melba shops, residents will appreciate the seamless access to essential amenities.

This enchanting residence is not just a home—it represents a gateway to a fulfilled lifestyle in a sought-after suburb, surrounded by all the conveniences of picture perfect modern living.

### Quality features include...

- \* Open-plan living room
- \* Reverse cycle heating unit to living room
- \* Located at the rear of the complex
- \* Well-proportioned bedrooms with built-in robes
- \* Well-appointed kitchen
- \* Paved rear courtyard
- \* Single garage with internal access
- \* Close proximity to Mt Rogers Primary School, Melba Copland High School, Copland College, Melba tennis club, the new local playground and playing fields

Residence: 102.11m<sup>2</sup> (approx.)

Garage & Store: 21m<sup>2</sup> (approx.)

EER: 5.5

Year Built: 1994

Rates: \$599.00 p/q (approx.)

Body Corporate: \$623.66 p/q (approx.)