



45A Alfred Hill Drive, Melba

Self-Contained Studio with Utilities Included

Positioned beneath the main residence with its own separate access, this self-contained studio offers a practical, low-maintenance layout with electricity and water usage included in the weekly rent.

The studio features a renovated kitchen with updated cabinetry, benchtops and a designated pantry cupboard, while the modernised bathroom includes a glass shower enclosure. A separate laundry area is conveniently positioned between the kitchen and bathroom.

The open-plan living and sleeping area includes built-in wardrobes, a wall-mounted TV and timber-look flooring throughout. A reverse cycle air conditioning unit, serviced annually, provides heating and cooling throughout the year.

Outside, the property has a large driveway area separate from the main residence, providing off-street parking for up to three vehicles and independent access to the studio. A small courtyard area is also available for the studio's use, with the boundary defined by pot plants, while the remaining outdoor area is retained for the main residence.

Located in Melba, the property is approximately:

0 1 3

FOR RENT

\$395 wk

VIEW

Tue 22nd Sep @ 2:15PM - 2:30PM

AGENTS

Leasing Team

0418 631 503

leasingconsultant@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen

(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- 0.2 km from Mount Rogers Primary School
- 1.0 km from Melba Copland Secondary School
- 1.5 km from Melba local shops
- 5.5 km from Westfield Belconnen
- 6.0 km from the Belconnen Town Centre
- 7.0 km from the University of Canberra

12 Month Lease

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

EER Unknown

TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to Belconnen.ljhooker.com.au to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	HP12SF8H
Property Type	House

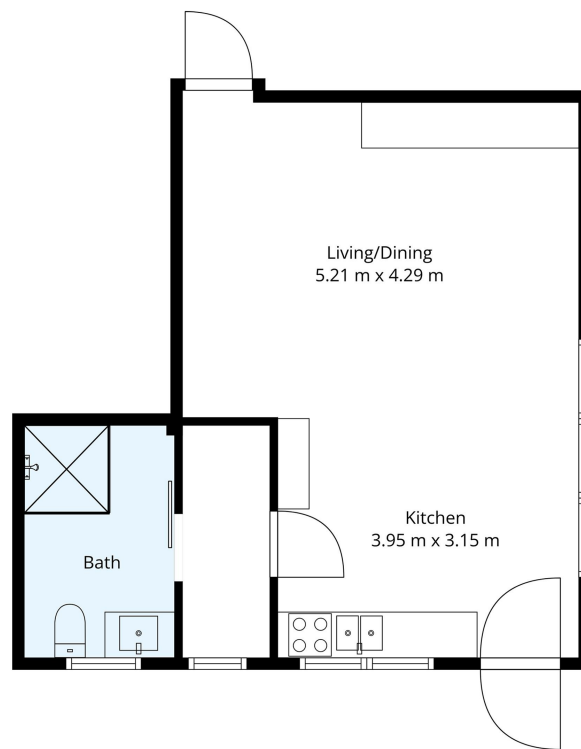
Leasing Team 0418 631 503

Property Investment Manager |
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
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