



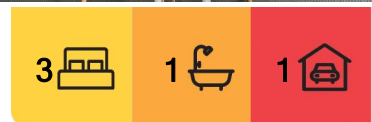
Eagleby, 14 Melrose Place

Turn the Page to Modern Living: Charming Eagleby Retreat!

Welcome to your new haven at 14 Melrose Place, Eagleby! This delightful attached duplex home is nestled on a generous 453 SQM block, offering an ideal blend of modern comforts and spacious living. Whether you're a first-time buyer, a growing family, or looking to downsize without compromising on space, this property is a perfect choice.

Key Features:

- 3 Spacious Bedrooms: Each bedroom comes with built-in robes, providing ample storage and a cozy retreat for every family member.
- Modern Bathroom: Relax and unwind in the separate bathtub or enjoy a refreshing shower. The bathroom features a large double vanity with a sink and a toilet.
- Single Lock-Up Carport: Keep your vehicle secure and protected from the elements.
- Bright Open Plan Living & Dining: Bask in the natural light that floods the living and dining areas, creating a warm and inviting atmosphere perfect for family gatherings and



For Sale
\$559,000 to \$619,000

View
ljhooker.com.au/1UPGGRF

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entertaining friends.

- **Stylish U-Shaped Kitchen:** Cook up a storm in the well-appointed kitchen, complete with modern appliances including a dishwasher, stovetop, oven, overhead rangehood, and plenty of storage space.
- **Comfortable Air Conditioning:** Stay cool in the summer and warm in the winter with efficient air conditioning throughout the home.
- **Separate Laundry Room:** Conveniently located with external access for ease of use.
- **Fully Fenced Backyard:** A safe and secure space for kids and pets to play freely, or for you to enjoy a quiet afternoon gardening.

Additional Highlights:

- **Vacant & Ready to Move In:** This home is ready for you to make your own. Imagine moving in and immediately enjoying the comfort and convenience it offers.
- **Generous 453 SQM Block:** Plenty of outdoor space for activities, gardening, or future expansions.

Why You'll Love Living Here:

Located in the heart of Eagleby, 14 Melrose Place provides easy access to all the amenities you need. Enjoy the convenience of nearby shopping centers, reputable schools, and beautiful parks. Commuting is a breeze with excellent public transport links. The friendly community atmosphere makes it a wonderful place to raise a family or settle down.

This property is more than just a house; it's a place where memories are made. Don't miss this incredible opportunity to secure a beautiful home in a fantastic location.

Contact us today to arrange a viewing and experience firsthand why 14 Melrose Place, Eagleby, is the perfect choice for your next chapter.

More About this Property

Property ID	1UPGGRF
Property Type	House
Land Area	453 m ²

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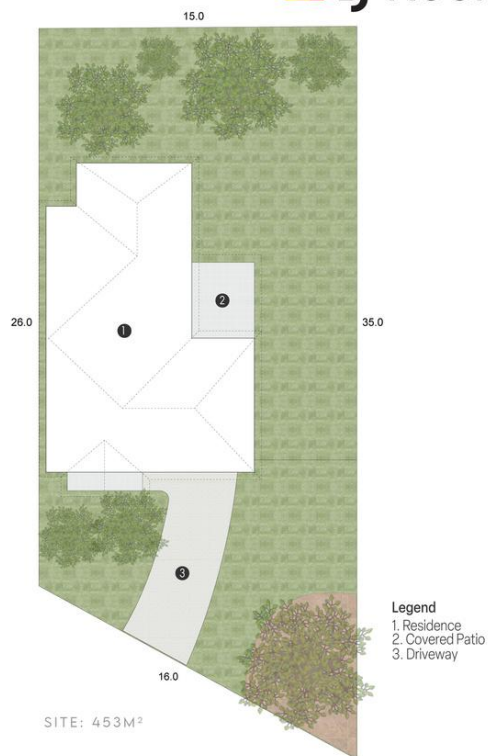
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14 MELROSE PLACE, EAGLEBY

3 1 1

Internal: 77m² | External: 34m² | Total: 111m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

