

1 Carandini Street, Melba

Entertain, Relax & Grow

In Room Auction | LJ Hooker Canberra City Auction HQ | Wednesday the 28th January at 6pm

FIND.

Designed by AV Jennings, this welcoming family home is positioned on an expansive block in a sought-after pocket of Melba, this welcoming family home offers space, comfort and outstanding outdoor living. Set on a generous 1,071sqm (approx.) allotment, the property enjoys a quiet residential setting while remaining conveniently close to local schools, parks and shopping. With its size, layout and location, this is a home perfectly suited to growing families seeking room to move and a lifestyle to match.

LOVE.

Designed with families in mind, the home features a functional layout with two separate living areas and excellent indoor-outdoor flow. Freshly painted throughout, the interiors feel light, warm and inviting, while four bedrooms provide comfortable accommodation for the whole household. Step outside to discover a beautiful deck and pergola overlooking a large, an ideal setting for entertaining. The generous block offers space rarely found, creating endless lifestyle possibilities.

4  2  2 

FOR SALE

Auction Guide: \$880,000+

AGENTS

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AGENCY

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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.

 **LJ Hooker**

LIVE.

Enjoy the best of family living in a well-established and convenient Melba location. With ample space both inside and out, this home offers the freedom to entertain, relax and grow, all while enjoying a peaceful neighbourhood atmosphere. A fantastic opportunity to secure a spacious family home on a substantial block in a tightly held suburb.

ABOUT THE AREA

Local Transport:

- Easy access to public transport routes
- Convenient connection to major arterial roads

Shopping & Dining:

- Local Melba shops
- Belconnen Town Centre a short drive away

Schools & Community:

- Melba Primary School
- Kingsford Smith School
- Nearby parks, ovals and family-friendly amenities

OVERVIEW:

- 4 bedrooms
- 2 bathrooms
- 2 separate living areas
- Freshly painted throughout
- Excellent indoor-outdoor flow
- Large deck and pergola
- Expansive grassy backyard
- Single car garage + Single carport
- Timber flooring & carpet
- Ducted heating & evaporative cooling

RATES / SIZE:

Living Size: 142sqm approx.

Block Size: 1,071sqm approx.

EER: 1.0

Year Built: 1973

Rates: \$2,881 p.a. approx.

Land Tax: \$4,865 p.a. approx.

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MORE DETAILS

Property ID 1HY9F9U
Property Type House
House Size 142 m2
Land Area 1071 m2
EER 1

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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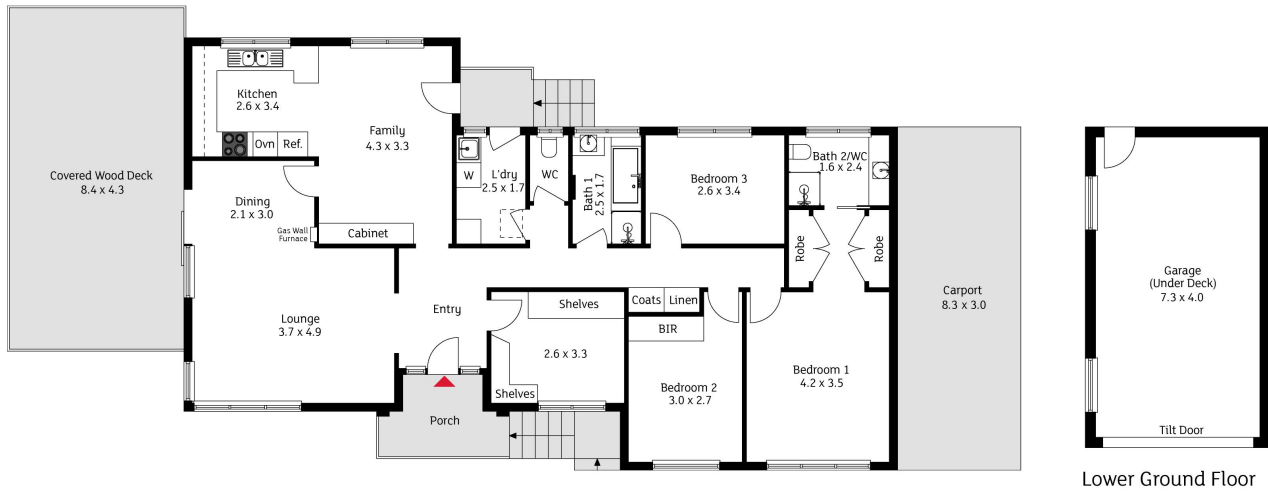
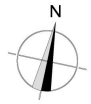
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Lower Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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