



10 Lyster Place, Melba

## Large Family Home on Low Maintenance Block

Tucked away in a quiet cul-de-sac in Lyster Place, this beautifully presented 4-bedroom family home offers a lifestyle of comfort, functionality, and style. Elevated to capture sweeping views of the Brindabella Ranges, and thoughtfully renovated throughout, this residence is ideal for families, entertainers, and hobbyists alike.

Step inside to expansive open-plan living areas featuring new flooring and large double-glazed windows that flood the home with natural light while providing year-round comfort. The heart of the home is the designer kitchen, boasting 40mm engineered stone benchtops, a 900mm induction cooktop, and a generous walk-in pantry - a dream setup for any home chef.

Climate control is a breeze with gas ducted heating, evaporative cooling, and gas hot water, ensuring comfort in every season. The home also features day/night double-cell honeycomb blinds throughout for enhanced insulation and privacy.

Outdoors, enjoy multiple entertaining zones including a spacious front terrace - perfect for taking in the views - and a large rear deck, ideal for weekend barbecues or family gatherings. The low-maintenance

4 2 3

**FOR SALE**  
\$1,070,000

**VIEW**

Wed 21st Jan @ 5:30PM - 6:00PM

**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**

yard allows you to enjoy your free time without the upkeep.

Car enthusiasts and tinkerers will love the triple garage with internal access, plus an under-house workshop and ample storage space throughout the home.

Located in popular Melba, just minutes from Belconnen Town Centre, reputable schools like Melba Copland Secondary School and Miles Franklin Primary, and local parks and shops, this home ticks every box.

#### Property Features:

- 4 bedrooms, 3 with built-in wardrobes
- Stunning views of the Brindabella Ranges from elevated position
- Beautifully renovated kitchen with 40mm engineered stone benchtops, 900mm induction cooktop, large walk-in pantry
- Spacious open-plan living with new flooring
- Double-glazed windows in living areas
- Day/night double-cell honeycomb blinds
- Gas ducted heating and evaporative cooling
- Gas hot water system
- Large front terrace and rear entertaining deck
- Triple garage with internal access
- Under-house workshop
- Ample storage throughout
- Easy-care, low-maintenance yard
- Located in a quiet cul-de-sac in desirable Melba
- Close to quality schools, shops, parks & Belconnen Town Centre

- Land Size: 580sqm
- Living Size: 165sqm
- Garage Size: 54sqm
- EER: 4.5
- Rates: \$3,179 p.a.
- Land Tax: \$4,466 p.a. (investors only)

#### Disclaimer:

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## MORE DETAILS

Property ID	HP0M5F8H
Property Type	House
House Size	165 m2
Land Area	580 m2
EER	4.5

#### Robert Murphy 0414 734 185

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