



LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

Melba, 103 Copland Drive

Room to Capitalise

Generously proportioned throughout this large home offers space and the perfect project to create your dream family home.

Featuring timber flooring through most of the home the large lounge to the front takes in a direct view of Black Mountain. Three living rooms flow into the kitchen.

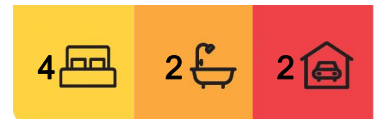
The wide hallway leads to four generous bedrooms, three with built in robes. The master bedroom also has an ensuite. Downstairs the double garage and storeroom means there is plenty of versatile space.

The deck and backyard off the sunroom are low maintenance and private.

Located with in walking distance to local schools, shops and parks. A short drive to Belconnen or the R3 bus stop outside means nowhere is too far.



Disclaimer: 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.



Auction

Sat 22nd Feb @ 12:45PM

View

Thu 13th Feb @ 6:00PM - 6:30PM

Contact

George Vlandis

0437 398 774

gvlandis@ljhbelconnen.com.au

Joy Patel

0499 912 090

jpatel@ljhbelconnen.com.au

EER



LJ Hooker Belconnen

(02) 6251 1477

Don't miss the opportunity for a project, to put your own stamp on and call this home for many years to come.

- Large family home
- Formal lounge and dining
- Kitchen and family room
- Timber flooring
- Ducted reverse cycle heating and cooling
- Master bedroom with ensuite
- Three bedrooms with built in robes
- Wide hallway and built in storage
- Double garage with internal access
- Storage room with window under the house
- Double carport and side access
- Walking distance to local schools, shops and parks

Year built: 1974

Block size: 919 sqm

Overall living Size: 206 sqm

Garage and storeroom: 64 sqm

EER: 0

Rates: \$3,481 p.a.

Land Tax: \$6,619p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HP029F8H
Property Type	House
House Size	206 m ²
Land Area	919 m ²

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

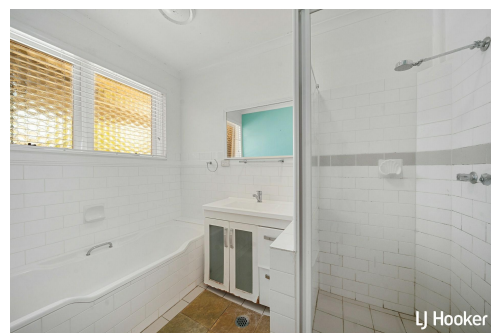
Joy Patel 0499 912 090

Sales Agent | jpatel@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



LJ Hooker Belconnen
(02) 6251 1477

Disclaimer: 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.



103 Copland Drive, Melba



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. The information herein is gathered from sources we believe to be reliable.

