







11 D'Hage Court, Melba

Smart Buying Starts Here! - Separate Title Home

Be an astute buyer and keep more money in your pocket! With the cost of living continuing to rise, why take on unnecessary strata fees when you can secure a home of your own with the freedom of a separate title and no body corporate?

Perfectly positioned in a quiet cul-de-sac in Melba, this appealing, low-maintenance home presents an outstanding opportunity for first-home buyers, young families or anyone looking to make a smart move into the property market.

Enjoy the benefits of a north-east facing aspect, with the private front courtyard and open-plan living bathed in sunlight. The practical kitchen is well equipped for everyday living, while the easy-care design means you can spend less time on maintenance and more time enjoying your home.

Upstairs, the master bedroom also embraces the sunshine and features a private balcony and walk-in robe. Two additional bedrooms, both with built-in robes, are privately positioned at the rear of the home, overlooking the back courtyard.

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FOR SALE
$650,000

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Adding to the appeal is a single garage, split-system heating and cooling, and a convenient location close to local shops, schools and public transport.

With no body corporate fees, this is an opportunity to enjoy greater control over your ongoing costs while securing a property with genuine lifestyle appeal. For the astute buyer, that's a smart move in today's market.

With the owner's interstate relocation already underway, the motivation to sell is genuine. Don't miss your chance to secure this appealing property and take your next step into the market with confidence.

Call today to arrange your inspection!

• Separate Title - No Body Corporate
• Sunny North/East facing aspect
• Master bedroom with walk in robe and balcony
• Two bedrooms with built in robes
• Open living and kitchen
• Bathroom with separate toilet
• Split System A/C
• Front and rear courtyards
• FTTP connected
• Flexible storage / study nook
• Single garage with heigh ceiling
• Off street parking
• Under house storage 40sqm approx.
• Walking distance to local schools and parks. Close to local shops

Year Built: 1993
Land Size: 222sqm
Property Size: 125sqm | Living: 104sqm | Garage: 21sqm
EER: 3.0
Rates: $2,393 p.a.
Land Tax: $3,434 p.a.
UV: $295,000

Disclaimer:
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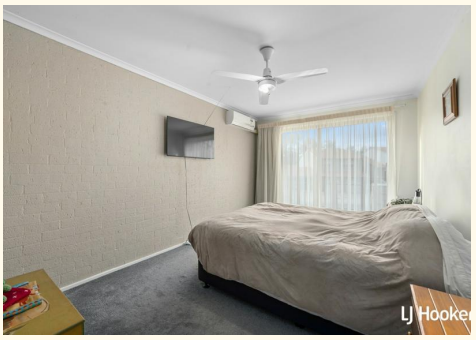


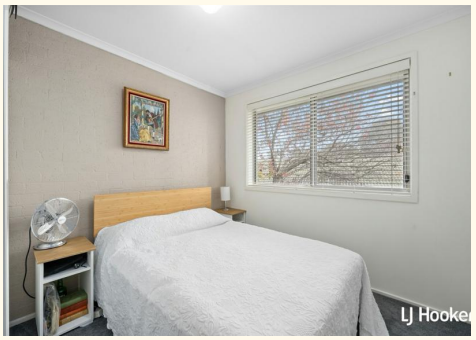
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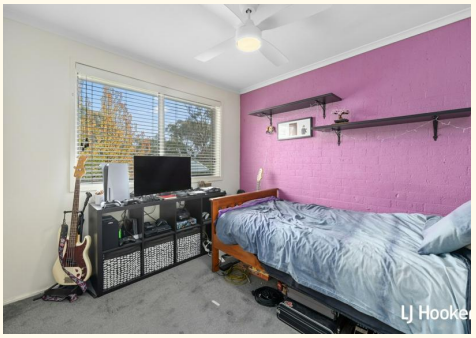
MORE DETAILS

Property ID	HP157F8H
Property Type	House
House Size	125 m2
Land Area	222 m2
EER	3
Including	FTTP nbn connected











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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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