



11 D'Hage Court, Melba

Jump Into the Market with Confidence!

Separate title with no body corporate this low maintenance home is ideal for first home buyers. North/ East facing, the open plan living flows freely with the private sunny front courtyard. The practical kitchen offers everything you need for daily living.

Upstairs the master bedroom also takes advantage of the sunny aspect featuring a balcony and walk in robe. The other two bedrooms have built in robes and are private to the rear of the home and overlook the back courtyard.




Conveniently located in a quiet cul-de-sac close to local shops, schools and transport. Low maintenance inside and out, without any body corporate fees, the single garage and spit system heating and cooling completes this neat proposition for any astute buyer.

With the owner's interstate move already afoot the motivation for a sale is real.

Call to book an inspection today!

- Separate Title - No Body Corporate
- North/East facing aspect

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.

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FOR SALE
\$700,000

VIEW
Sat 20th Jun @ 11:30AM - 12:00PM

AGENTS
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Anushka Poudel
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AGENCY
LJ Hooker Belconnen
(02) 6251 1477

 **LJ Hooker**

- Master 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
- Single garage
- 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

- Please note this listing includes virtually styled images

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 DETAILS

Property ID	HP157F8H
Property Type	House
House Size	125 m2
Land Area	222 m2
EER	3

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

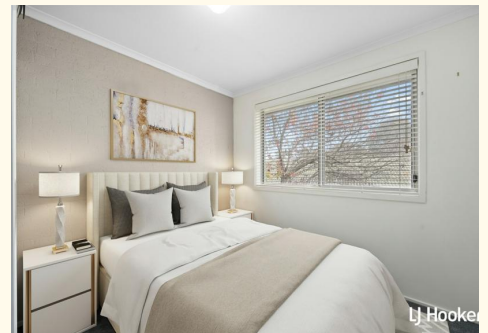
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

