



11 D'Hage Court, Melba

Interstate Move Creates a Genuine Opportunity - Separate Title, No Body Corporate!

With the owners already committed to an interstate move, the motivation to sell is genuine. Offering the freedom of a separate title with no body corporate fees, this low-maintenance home is a smart opportunity for first home buyers, investors or anyone looking for an easy-care lifestyle in a convenient location.

Positioned to capture a sunny north/east aspect, the home delivers a welcoming sense of space with open-plan living and dining flowing effortlessly to the private front courtyard. The practical kitchen is well equipped for everyday living, while the low maintenance design means more time enjoying the home and less time maintaining it.

Upstairs, the sun-filled master bedroom is a standout, complete with its own balcony and walk-in robe. Two additional bedrooms sit privately at the rear, both with built-in robes and views across the back courtyard.

Outside, there's plenty to appreciate too, including front and rear courtyards, a single garage and approximately 40sqm of under-house

3 1 1

FOR SALE

\$650,000

VIEW

Tue 22nd Sep @ 12:00PM - 12:30PM

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.



storage, an exceptional bonus for those needing extra space.

Set quietly at the end of a cul-de-sac yet close to local shops, schools, parks and transport, this is a home that combines convenience, comfort and genuine value.

The owners are moving interstate, the decision to sell has been made.

Don't wait for auction day to discover this opportunity. Inspect and make your move.

Key Features:

- Separate title - no body corporate fees
- Sunny north/east-facing aspect
- Master bedroom with walk-in robe and balcony
- Two additional bedrooms with built-in robes
- Open-plan living and kitchen
- Bathroom plus separate toilet
- Split-system heating and cooling
- Private front and rear courtyards
- FTTP connected
- Single garage
- Approx. 40sqm under-house storage
- Quiet cul-de-sac position
- Walking distance to local schools and parks
- Close to local shops and transport

Genuine sellers. Genuine motivation. Genuine opportunity.

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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MORE DETAILS

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

George Vlandis 0437 398 774

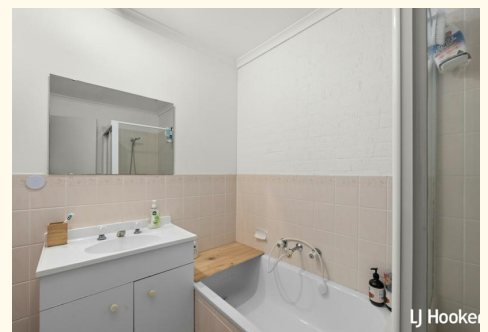
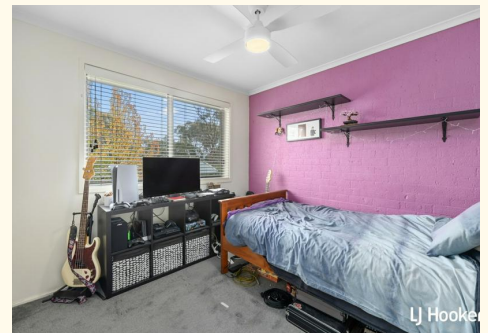
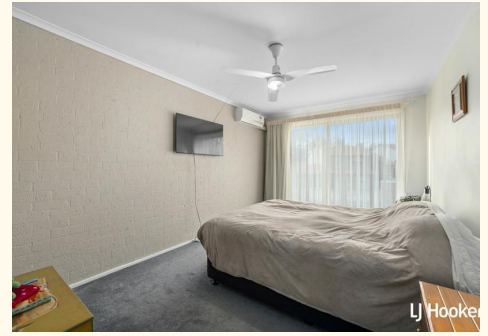
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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