



## Melba, 13 Grainger Circuit

### Endless Opportunities In Melba!

Auction 25th September at our LJ Hooker Auction Event at Coco Republic  
148 Bunda St, Canberra ACT 2601

Welcome to an incredible opportunity for first-home buyers, downsizers, and investors to purchase a piece of paradise in the sought-after suburb of Melba. This charming property boasts three generously sized bedrooms, offering ample space for comfort and relaxation. The well-appointed bathroom is both stylish and functional, catering to the needs of modern living.

The heart of the home is the large lounge room, which seamlessly flows into the dining area and the spacious kitchen. The kitchen is a delight, overlooking a beautiful, large grassy backyard - a perfect haven for children and pets to play. This outdoor space is also ideal for entertaining guests, hosting family barbecues, or simply enjoying a quiet afternoon in the sun.



**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.



**For Sale**  
\$710,000+

**View**  
[ljhooker.com.au/2GFBF9Q](https://ljhooker.com.au/2GFBF9Q)

**Contact**  
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**Maxwell Jensen**  
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EER ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

For those with a vision, this property presents endless possibilities. You can choose to fully renovate and modernize the existing structure or knock it down and rebuild your dream home from the ground up. The generous land size and favourable layout provide a solid foundation for creating a personalized living space that meets your unique needs and desires.

Location is a standout feature of this property. Melba is renowned for its community atmosphere and convenient amenities. Enjoy the tranquillity of nearby walking trails, perfect for morning jogs or leisurely strolls. Families will appreciate the proximity to quality schools, ensuring educational needs are well catered for. The local cafes down the road offer a delightful spot for weekend brunches or catching up with friends.

Just a five-minute drive away, you'll find Kippax Fair, a bustling shopping centre with a variety of stores, services, and dining options. Additionally, the property is close to Belconnen Proper, providing even more shopping, entertainment, and recreational facilities. The combination of suburban serenity and urban convenience makes this location truly unbeatable.

Don't miss out on this fantastic opportunity to secure a versatile and inviting property in Melba. Please give Lukas Cole at 0432 289 618 or Maxwell Jensen a call at 0402 778 603 for further information or to schedule a private inspection.

Features:

- Great block
- Three bedrooms
- Grassy flat backyard
- Garden shed
- Close to schools
- Vacant possession
- Good size kitchen

Rates: \$3,017 pa approx

Land Tax: \$4,500 pa approx

EER: 3.0

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## More About this Property

<b>Property ID</b>	2GFBF9Q
<b>Property Type</b>	House
<b>House Size</b>	88 m <sup>2</sup>
<b>Land Area</b>	680 m <sup>2</sup>
<b>EER</b>	3

### Lukas Cole 0432 289 618

Licensed Agent | [lukas.cole@ljkaleen.com.au](mailto:lukas.cole@ljkaleen.com.au)

### Maxwell Jensen 0402 778 603

Licensed Real Estate Agent in the ACT | [maxwell.jensen@ljkaleen.com.au](mailto:maxwell.jensen@ljkaleen.com.au)

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

13 Grainger Circuit, Melba

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