



Melba, 19 Grainger Circuit

Best RZ2 Opportunity! 929m2

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Must be sold on or before auction!

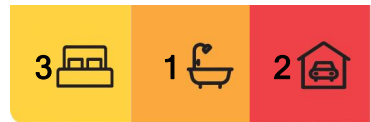
Welcome to this exciting opportunity in Melba! This 3 bedroom, 1 bathroom home has been a solid investment for its current owner for many years and is now ready for a new owner to bring their own vision to life. Nestled on a sprawling 929m2 RZ2 block, the property offers incredible potential for future development.

The home itself, while in need of some TLC, is fully functional and move-in ready. With a bit of imagination and effort, this property could be transformed into a dream home. The spacious layout includes three bedrooms and a well-appointed bathroom, providing a solid foundation for renovations or a complete makeover.

One of the standout features of this property is its prime location. Situated within walking



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
Auction

View
ljhooker.com.au/2G4AF9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

distance of Mount Rogers Primary School and Copland College, it's an ideal spot for families. Additionally, the close proximity to Belconnen Town Center ensures that shopping, dining, and entertainment options are just a short drive away.

Whether you're an investor looking to capitalize on the RZ2 zoning or a homeowner eager to create your perfect living space, this property offers unmatched potential. Roll up your sleeves and breathe new life into this fantastic opportunity in Melba. Don't miss your chance to secure a property with such promising future potential!

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:

- 929m2 RZ2
- Three bedrooms
- Incredible potential
- Double garage with room & bathroom towards back
- Location

Rates: \$2,944 pa approx

Land Tax: \$4,353 pa approx

EER: 0.0

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More About this Property

Property ID	2G4AF9Q
Property Type	House
Land Area	929 m ²

Lukas Cole 0432 289 618

Licensed Agent | lukas.cole@ljhooker.com.au

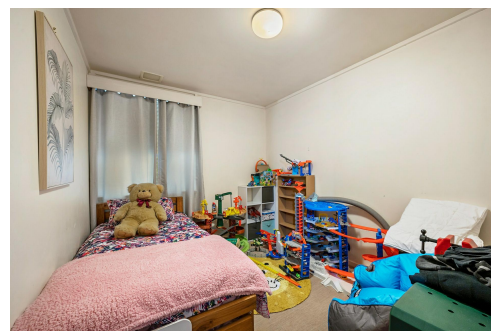
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

19 Grainger Circuit, Melba

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