

Melba, 23 Sherwin Place

Spacious 3-Bedroom Home in Desirable Melba

Nestled in the heart of the sought-after Melba neighbourhood, this immaculate 3-bedroom home offers a fantastic opportunity for families looking to settle in a quiet and convenient location. The large living areas create a welcoming atmosphere, making this home perfect for both relaxation and entertaining. With potential to personalise and further enhance, it presents an ideal opportunity to create your dream family home.

The large deck provides the perfect space to entertain guests or unwind while enjoying the tranquil surroundings and views to the Brindabella mountains. The peaceful cul-de-sac location ensures privacy, while the proximity to schools, parks, and amenities makes it an excellent choice for young families. Just a 10 min walk to Mount Rogers Primary School or Melba Copland Secondary School and 1.1kms to St. Monica's Primary School, this home offers convenience for your children's education. Plus, with Melba Shops and the popular Cafe Mame only 12min walk away, and with Belconnen Town Centre, Florey and Kippax Shops only a short drive away, you'll have everything you need within reach.



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/HP08HF8H

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EER ★★★★★

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This home truly combines practicality with potential. Whether you're a first-time buyer, a growing family, or looking to invest in a prime location, this property offers everything you need. The spacious, 837sqm block offers ample room for future expansion providing the flexibility to suit your long-term needs.

Key Features:

- * 3 spacious bedrooms with built-in wardrobes
 - * Large living areas providing plenty of space for family activities
 - * Expansive 837sqm block offering plenty of room to expand or create an outdoor oasis
 - * Immaculate condition, well-maintained interior, ready to move in
 - * Generous deck perfect for entertaining and outdoor living
 - * Park/playground at the end of the cul-de-sac
 - * Walking distance to Mt Rogers Primary School and Melba Copeland High School
 - * Short drive to Belconnen Town Centre Florey and Kippax Shops for shopping, dining, and amenities
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- * Land Size: 837sqm
 - * Rates: \$2,959 p.a.
 - * Land Tax: \$4,928 p.a. (investors only)
 - * Unimproved Land Value: \$564,000

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More About this Property

Property ID	HP08HF8H
Property Type	House
House Size	149 m2
Land Area	837 m2

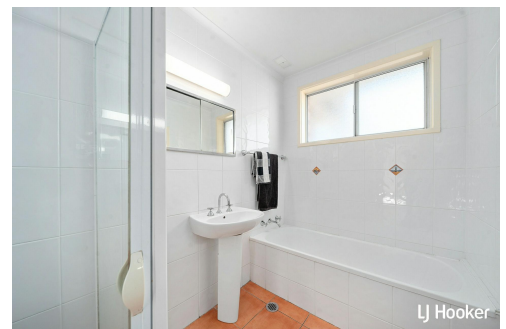
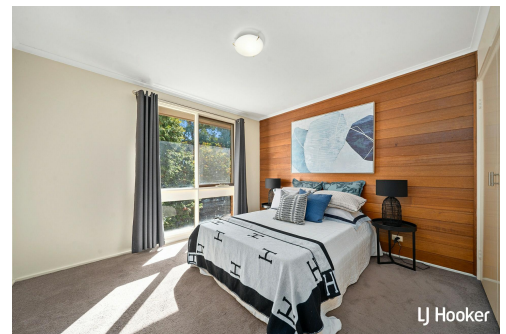
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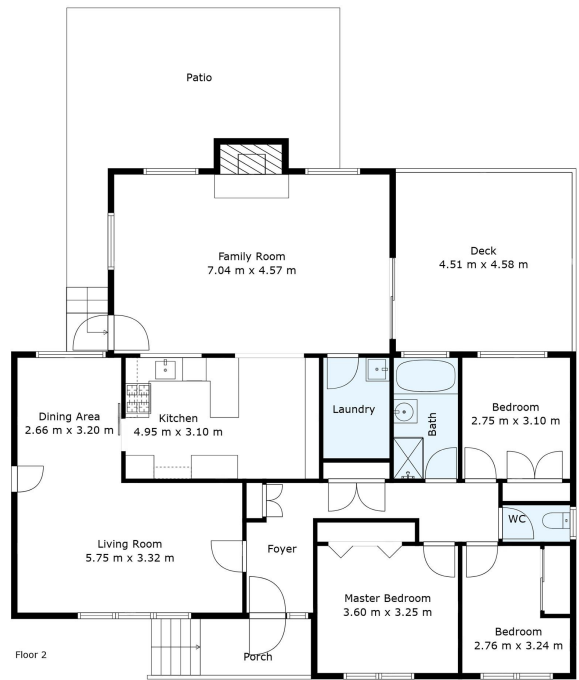
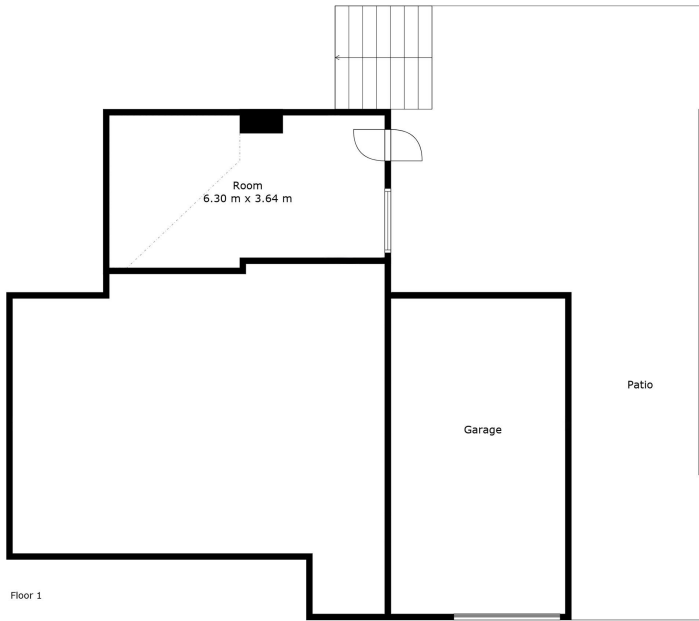
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