



32 Alfred Hill Drive, Melba

Space, Style and Size!

Set in a peaceful, family-friendly pocket of Melba and positioned on an expansive 1013sqm block, this home offers the perfect blend of modern comfort, space, and convenience. Beautifully renovated and thoughtfully updated, this four-bedroom home is ready for you to move straight in and enjoy.

At the heart of the home is a spacious, contemporary kitchen featuring generous bench space and ample cabinetry, ideal for everyday living and effortless entertaining. Multiple living zones provide flexibility for growing families, with two separate living rooms offering room to relax, unwind, or host guests.

The master bedroom is complete with a stylish new ensuite and built-in robes. Three additional bedrooms provide comfortable accommodation, two of which include built-in robes, all serviced by a modern main bathroom and updated laundry.

Year-round comfort is assured with ducted reverse cycle heating and cooling, while a double garage adds practicality and secure parking.

Positioned for lifestyle and convenience, the home is within walking distance to local parks, Melba Oval, Mt Rogers Primary School, and the nearby preschool. Local shops are just minutes away, making

4 2 2

FOR SALE
Auction

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.



daily errands a breeze.

A fantastic opportunity for families, first home buyers seeking a quality home in a well-established neighbourhood.

This is your chance to act decisively and secure a quality home in a well-established neighbourhood. Register your interest today and prepare to bid-properties of this calibre do not last long.

- Renovated 4 bedroom family home
- Large kitchen offering plenty of bench and cupboard space
- Two living rooms
- Master with new ensuite and built in robes
- Three bedrooms, two with robes
- Modern bathroom and laundry
- Ducted reverse cycle heating and cooling
- Double garage
- Walking distance to parks, Melba oval, Mt Rogers Primary and local preschool. Close to the local shops.

Build Year: 1974

Land Size: 1013sqm

Living Size: 155sqm

EER: 1.5

Rates: \$3,397 p.a.

Land Tax: \$6,274 p.a. (investors only)

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	HP12CF8H
Property Type	House
House Size	155 m2
Land Area	1013 m2
EER	1.5

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

Biba Berjaoui 0439 393 149

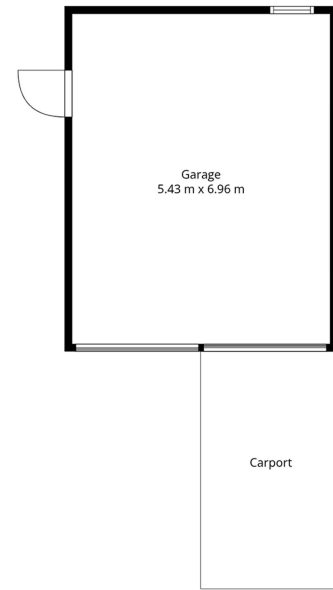
Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





(NOT IN POSITION)



32 Alfred Hill Drive, Melba

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.