



LJ Hooker



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34 Goldner Circuit, Melba

A Beautiful Battleaxe Home, Private and Full of Dreams!

Sited on a 932sqm block with the Ginninderra Creek Reserve off the rear gate, this large sprawling single level home sits in tranquillity amongst a mix of well thought out upgrades. To make life easy and enjoyable and immersed in the natural calm of nature.




There is nothing here that shouts hustle and bustle, it's relaxing and calming. A Home.

With 4 bedrooms and ensuite, triple glazed windows, an oversized garage, huge kitchen, solar panel system, easy care garden and great storage. All on a generously sized block backing reserve, it's a lifestyle sought after but rarely found. Your own paradise.

Don't believe us, come and see this fantastic home for yourself, with so much on offer it is sure to make a lasting impression!

Features:

- Multiple and spacious living areas
- Segregated master bedroom
- Triple glazed windows throughout
- Two large, automated skylights

4  2  2 

FOR SALE

Auction

AGENTS

Robert Murphy
0414 734 185
rmurphy@ljhbelconnen.com.au

Harry Enright
0408 740 453
harryenright@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.

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- Solar panel system
- Solar hot water system
- Low maintenance and irrigated established garden
- Excellent raised wicking system garden beds
- Covered entertainment area overlooking reserve
- Oversized double garage and workshop
- Ample guest parking
- Direct access to walking and cycling tracks
- Walking distance to public transport
- Close proximity to a multitude of local shops and public amenities

- Year Built: 1993
- Land Size: 932sqm
- Property Size: 262sqm | Living Size: 194sqm | Garage Size: 68sqm
- Verandah: 15sqm
- EER: 5
- Rates: \$3,220 p.a.
- Land Tax: \$5,807 p.a. (investors only)
- CUV: \$493,000

Disclaimer:

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MORE DETAILS

Property ID	HP0VHF8H
Property Type	House
House Size	262 m2
Land Area	932 m2
EER	5

Robert Murphy 0414 734 185

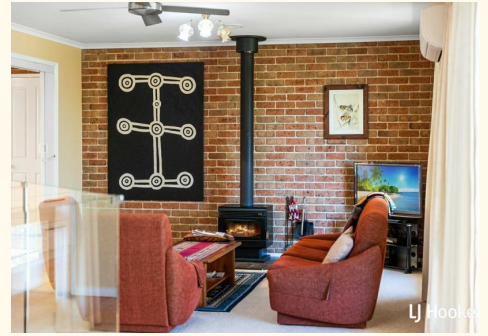
Sales Agent | rmurphy@ljhbelconnen.com.au

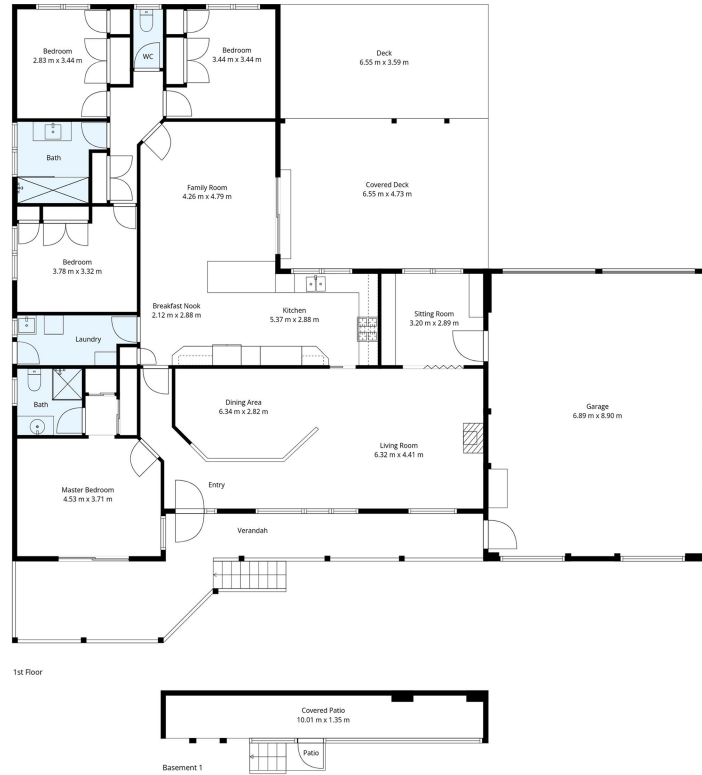
Harry Enright 0408 740 453

Sales Agent | harryenright@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





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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.