



## Melba, 44 Scarlett Street

### Masterpiece in Melba

From the moment you step inside this stunning family residence you know that you are entering a special property.

This home has been designed with family in mind, a four-bedroom home with multiple indoor/outdoor living spaces which is tailored for entertaining, this cleverly designed home puts a focus on functionality with refined living spaces and relaxed entertaining areas.

Situated in one of the best pockets in Melba, you'll discover deep family comfort and a sense of retreat across the 737sqm elevated block. This home is a must inspect so get in touch with our team today to arrange your next viewing.

In brief:

Fully renovated and extended family home  
737sqm block



**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.

4

2

3

**For Sale**

By Negotiation

**View**

[ljhooker.com.au/33CMGCY](https://ljhooker.com.au/33CMGCY)

**Contact**

**Troy Thompson**

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EER



**LJ Hooker Gungahlin**

(02) 6213 3999

Main bedroom with ensuite and walk in robe  
 Generous size bedrooms with built in robes  
 Entertaining deck with BBQ area and Plungie Pool  
 Single lockup garage with internal access  
 Extra parking for caravan, trailer or cars  
 Beautiful landscaped low maintenance gardens  
 Spacious kitchen with island bench, induction cooking and breakfast bar  
 Double glazed windows throughout  
 Reverse cycle heating and cooling  
 4km to Belconnen Town Centre  
 Conveniently located close to Melba shops & schools

## More About this Property

<b>Property ID</b>	33CMGCY
<b>Property Type</b>	House
<b>Land Area</b>	736 m <sup>2</sup>
<b>EER</b>	4.5

### Troy Thompson 0408 694 917

Director / Sales Manager / Licensed Agent ACT/NSW |  
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### LJ Hooker Gungahlin (02) 6213 3999

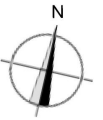
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**(02) 6213 3999**





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.

44 Scarlett Street, Melba

Produced by DIAKRIT