





71 Verbrugghen Street, Melba

Beautifully Presented Family Home in Melba

Perfectly positioned in the heart of Melba, this beautifully presented four-bedroom home offers a wonderful opportunity for families looking for space, comfort and a convenient location.

Set directly opposite local parks and sporting fields, the home enjoys a lovely outlook and a peaceful setting. Schools are also close by, making the location particularly convenient for families.

The home has been meticulously maintained in its original condition and is presented in pristine order, offering the opportunity to move straight in while also providing scope to add your own personal touches over time.

Property features include:

- Four generous bedrooms
- Separate study - ideal for working from home
- Two bathrooms
- Single garage
- Beautifully maintained throughout
- Original condition with a timeless feel
- Peaceful outlook across the local sporting fields

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AUCTION
Sat 17th Oct @ 9:45AM

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Directly opposite parks and open space
- Close to local schools and amenities
- Family-friendly Melba location

With its excellent location, spacious floorplan and beautiful outlook, this is a home that offers an appealing combination of lifestyle and convenience.

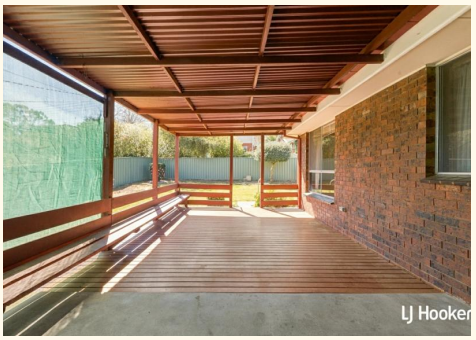
Homes in this tightly held location are highly sought after - don't miss the opportunity to make this Melba property your next home.

- Land Size: 745 sqm
- Property Size: 206sqm | Living: 167 sqm | Garage: 39sqm
- EER: 1.0
- Rates: $3,120 p.a.
- Land Tax: $6,636 p.a. (investors only)

Disclaimer:
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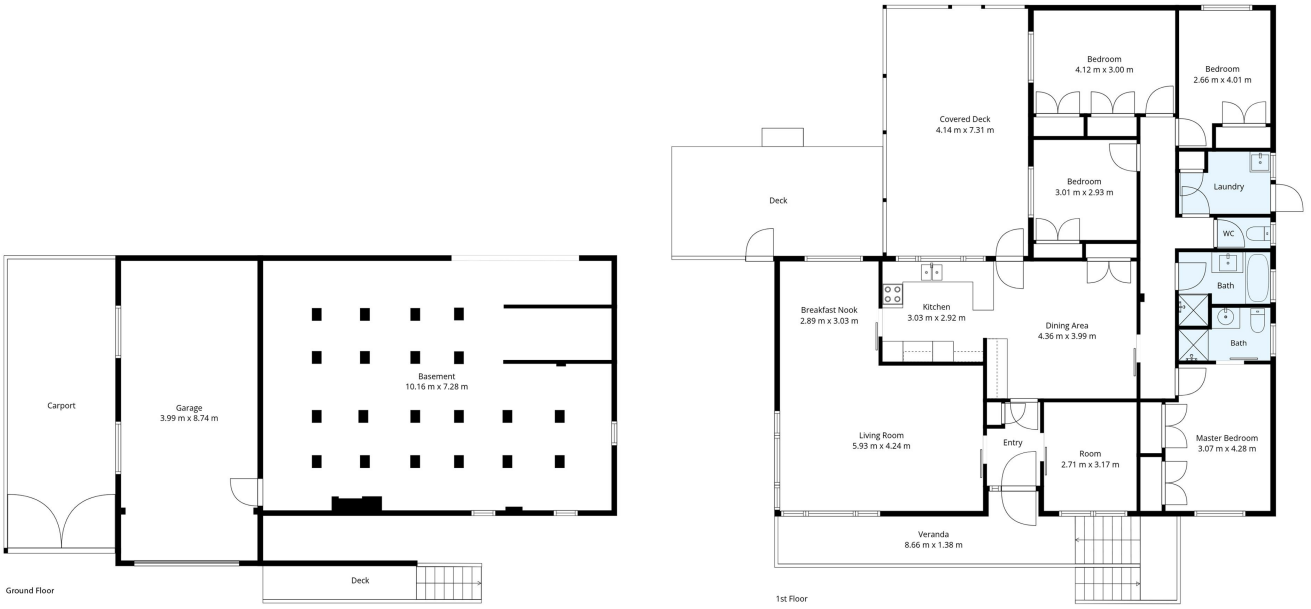
MORE DETAILS

Property ID	HP193F8H
Property Type	House
House Size	206 m2
Land Area	745 m2
EER	1
Including	Study
	Ducted Heating
	Balcony
	Deck
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
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