



Melba, 8 Miranda Place

Renovated Home + Self-Contained Studio

Auction Location: On-Site

Located in a quiet cul-de-sac, this home offers a sunny north-facing orientation and a spacious 866 sqm lot. The property is a beautifully renovated and roomy 4-bedroom family home, as well as a self-contained studio. The house is renovated and move-in ready, with a modern kitchen, spacious rumpus room, and timber floors. In addition, a double garage is available for your vehicles. Step outside, and you'll discover a landscaped front yard, and in the backyard you will find a large pergola with an outdoor kitchen, and mature gardens. The enclosed backyard features side access and to a fire pit and outdoor seating area. Plus, there's a variety of fruit trees to enjoy.

The home boasts a split-level layout, NBN internet, and a substantial living space



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.



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For Sale

Auction, Sat 11th Nov at 2:30pm

View

ljhooker.com.au/32VFGCY

Contact

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EER ★★☆☆☆☆

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of about 311.56 sqm on the 866 sqm block. The property is tucked away in a quiet cul-de-sac, making it a peaceful retreat. There are three schools within the suburb, and residents get to enjoy well-maintained sporting ovals and facilities, plus easy access to major arterial roads and public transport. The local Melba Shops have all of the basics, while it's just a short trip to the shops and eateries of Belconnen Town Centre. Melba is also positioned right at the foot of Mount Rogers, which means it's easy to pop out and enjoy some fresh air and impressive views on the nature trails.

- Master bedroom with Ensuite and walk-in robe
- Freshly painted and new carpets throughout
- Renovated throughout
- Self-contained studio with a kitchen and ensuite
- Ducted gas heating and evaporative cooling
- 2 car garage
- Low maintenance established landscaped gardens
- Large alfresco dining area and outdoor kitchen
- Open plan kitchen and dining area
- Formal living and dining areas
- Main bathroom features a separate toilet

More About this Property

Property ID	32VFGCY
Property Type	House
House Size	231 m ²
Land Area	866 m ²
EER	2

Troy Thompson 0408 694 917

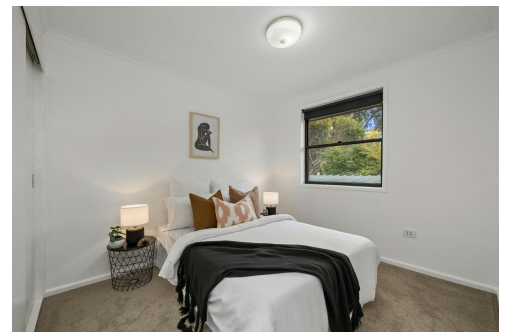
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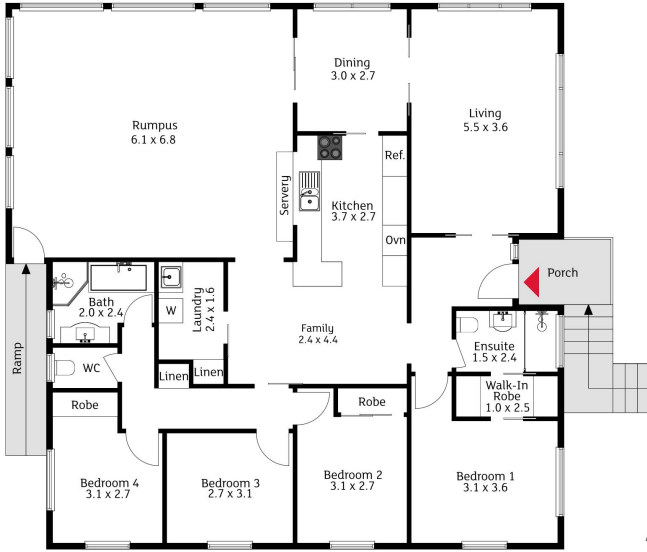
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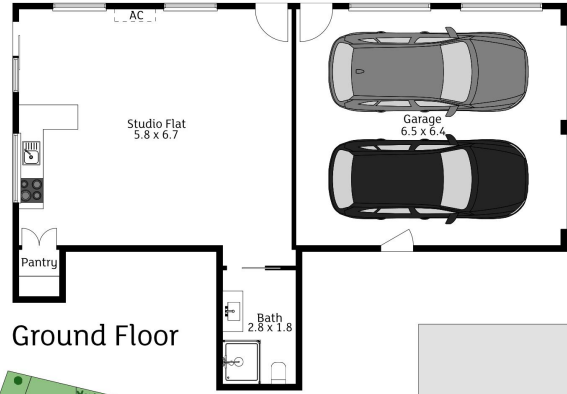


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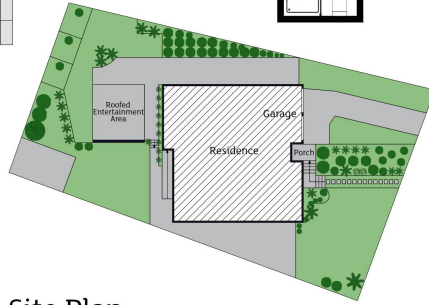
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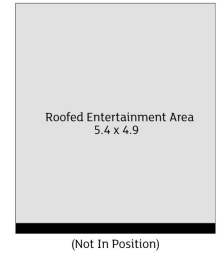
Upper Floor



Ground Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8 Miranda Place, Melba

Produced by DIAKRIT