



## Melba, 9 Sampson Close

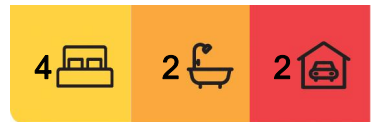
High end Family living in a stunningly renovated home.

Auction Location: In Room | LJ Hooker Canberra City Auction HQ

Nestled in the heart of the picturesque and affluent section of Melba, this stunning 4 bedroom, ensuite home epitomizes modern elegance and comfort. As you step inside, you'll be greeted by an exquisitely renovated kitchen, where every detail has been meticulously crafted to create a space that is as functional as it is beautiful.

The kitchen seamlessly extends into a spacious family room, perfect for hosting gatherings or simply enjoying quiet evenings with loved ones. Step outside onto the deck and be captivated by the breathtaking views of Belconnen, providing a serene backdrop for alfresco dining or morning coffee.

For those seeking versatility, a second living area offers ample space for relaxation or entertainment, ensuring that every member of the family can find their own corner of



**For Sale**  
Auction

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[ljhooker.com.au/1H0RF9U](http://ljhooker.com.au/1H0RF9U)

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EER ★★☆☆☆☆

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tranquillity.

Indulge in luxury within the expansive ensuite and main bathrooms, where generous proportions and charming character combine to create an oasis of comfort and style. Whether you're unwinding in the deep soaking tub or reveling in the spaciousness of the walk-in shower, these bathrooms are sure to delight even the most discerning of tastes.

Situated on a generous block, this home offers ample outdoor space for children to play or for entertaining guests. The large double garage provides convenient parking for vehicles, while an additional storage offers practicality and sophistication.

With its blend of contemporary design, spacious living areas, and stunning views, this home offers a lifestyle of unparalleled comfort and elegance. Don't miss your chance to make this dream home yours —schedule a viewing today and experience the epitome of Belconnen living.

Rates: \$2,916 p.a. approx.

Land Tax: \$4,829 p.a. approx.

EER: 2.0

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## More About this Property

<b>Property ID</b>	1H0RF9U
<b>Property Type</b>	House
<b>House Size</b>	203 m <sup>2</sup>
<b>Land Area</b>	813 m <sup>2</sup>
<b>EER</b>	2

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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.

9 Sampson Close, Melba

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