



Melba, 10 D'Hage Court

Your Little Slice of Paradise..

This charming 2-bedroom courtyard home is an absolute gem! With its inviting ambiance and delightful features, it's sure to steal your heart.

Tucked away in a quiet cul de sac location, step inside to discover a cozy haven boasting a spacious layout and stylish finishes. The extensive decking across the site beckons you to unwind and soak up the sunshine, relax under the pergola, or perfect for lazy weekend brunches or alfresco dinners under the stars.

Not to mention the easy-care gardens, designed to add a touch of greenery without the hassle. Say goodbye to endless hours of yard work and hello to more time enjoying the things you love!

Currently leased to an excellent tenant who adores the property as much as you will, making it an ideal investment opportunity. Whether you're looking for a peaceful retreat or



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.

SOLD

2

1

1

For Sale
\$625,000

View
ljhooker.com.au/2G1DF9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

a savvy addition to your portfolio, this home ticks all the boxes.

With its manageable 237m2 block, it's low-maintenance living without compromising on comfort. Plus, its convenient location ensures you're just moments away from local amenities and recreational hotspots.

Don't miss out on the chance to make this adorable property yours! Schedule a viewing today and prepare to fall in love with 10 D' Hage Court. Your dream home awaits!

Looking to call Melba Home? Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features:

Separate Title - No Body Corporate

Bathroom with separate toilet

Private front and rear courtyards

Close proximity to schools and shops

Single car lock up garage and single car space

Sky lights providing plenty of natural light

Expansive sheltered rear decking

Ducted reverse cycle air conditioning

Rates: \$2,087 pa approx

Land Tax: \$2,626 pa approx

EER: 3.0

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More About this Property

Property ID	2G1DF9Q
Property Type	Townhouse
House Size	91 m ²
Land Area	237 m ²
EER	3

Tim Russell 0416 087 834

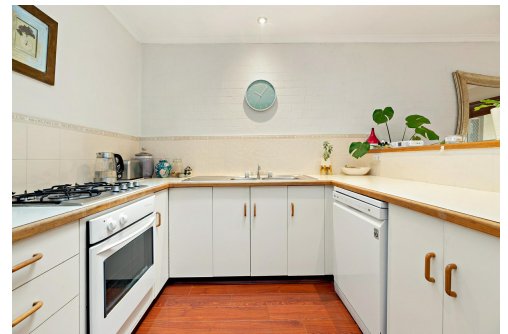
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10 D'Hage Court, Melba

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