



Melba, 33 Boulton Place

RENOVATED SINGLE LEVEL COURTYARD HOME

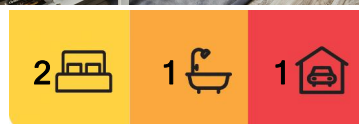
This beautifully renovated two-bedroom, one-bathroom townhouse offers the ideal leafy living space for first-time homebuyers, downsizers, or savvy investors. With its single-level layout, this low-maintenance home ensures easy living, making it perfect for all stages of life—whether you're just starting out, looking to downsize, or expanding your investment portfolio.

Inside, you'll find two spacious bedrooms and a modern, fully renovated bathroom, all designed with comfort and style in mind. The extensive renovations have brought a fresh, contemporary feel to every corner of this home, creating a stylish and move-in-ready space that you'll be proud to call your own. The bright open plan kitchen and living area creates a flow within the home and the internal atrium allows you to create an extra, secure sitting area or bring the outside in with some plush greenery.

One of the many standout features of this home is its huge rear courtyard, offering plenty



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.



For Sale
\$525,000+

View
ljhooker.com.au/HSXH5W

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EER ★★★★★

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of room for outdoor activities, entertaining, or simply enjoying your own private retreat. The large paved area provides a low-maintenance solution while still giving you ample space for relaxation or gatherings.

With a single carport offering secure parking right at your doorstep, this townhouse delivers both practicality and convenience. Don't miss out on this fantastic opportunity to own a beautifully updated home that checks all the boxes!

Ideally located in the sought-after suburb of Melba, this home is just moments away from the Melba Shopping Centre, Melba Primary and Secondary Schools, and the Belconnen Town Centre. With such a prime location, you'll have easy access to a wide range of amenities, making this family-friendly neighbourhood an exceptional place to call home.

Features include:

- Single level home
- Open plan kitchen and living area
- Internal atrium
- Fully renovated bathroom with floor to ceiling tiling and walk in shower
- Huge fully fenced low maintenance yard with paved entertaining area
- Reverse cycle air conditioning
- Secure single carport with storage
- Walking distance to Melba shops
- Close to public transport

EER: 0.5

Complex built in: 1976

Body Corporate: \$360 p.q.

Rates: \$2,195.73 p.a.

Land Tax: \$3,047.00 p.a.

More About this Property

Property ID	HSXH5W
Property Type	Townhouse
Land Area	228 m2
EER	0.5
Including	Air Conditioning

Gabby Woods 0449 901 115

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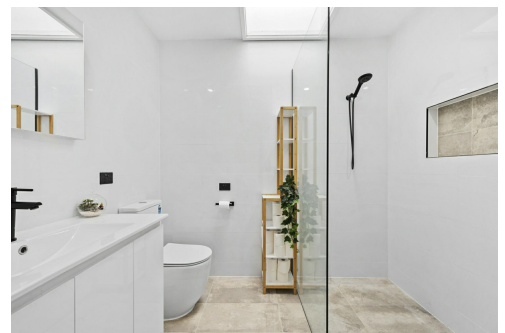
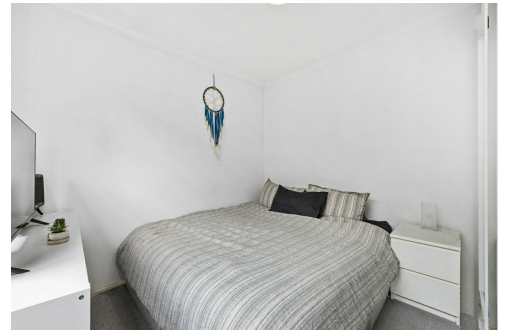
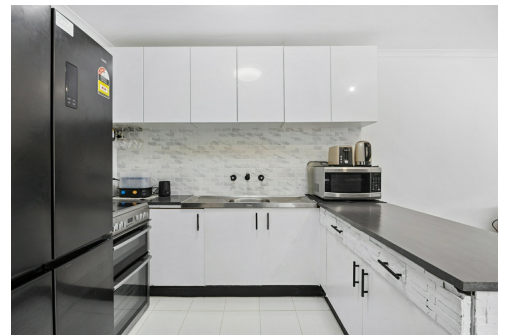
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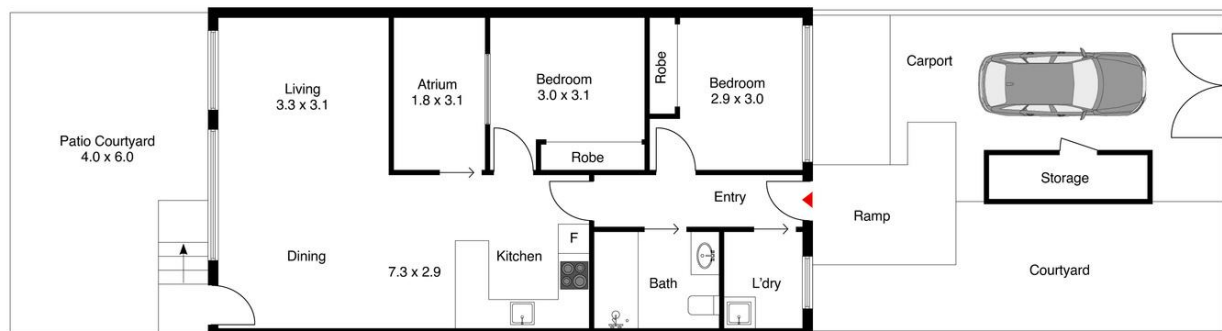
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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