



Melba, 21/30 Chinner Crescent

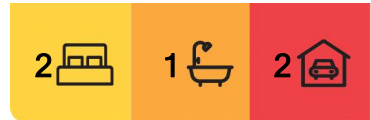
Ground Level, Hidden Gem

Located on the ground floor, this beautifully presented 2-bedroom plus study unit that perfectly balances comfort and convenience in the heart of Melba.

The open plan kitchen is bright and airy, which flows to an outside patio for extra space. The updated kitchen has ample bench space and quality appliances and plenty of storage. Both bedrooms have mirrored, sliding built in wardrobes and a reverse cycle air conditioning unit.

Just a short walk up the road to the melba shops features the neighbourhood café, restaurants and more.

Ideal for first-time buyers, downsizers, or savvy investors, this property offers a fantastic opportunity in this tightly held complex.



For Sale
\$449,950

View
ljhooker.com.au/HNZXJF8H

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EER ★★★★★☆



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.

LJ Hooker Belconnen
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Features:

- * Sought after ground level unit
 - * Solid double brick construction
 - * Fresh paint throughout
 - * Two generously sized bedrooms, both featuring mirrored sliding built-in robes
 - * A versatile study room provides the perfect space for working from home or pursuing hobbies
 - * Light-filled living/dining space
 - * The kitchen is equipped with a dishwasher and plenty of counter space
 - * Three reverse cycle air conditioning units for year-round comfort
 - * A practical internal laundry located inside the unit
 - * Outside patio, great for relaxing or entertaining
 - * Open grassed to rear and front of property
 - * Secure parking in garage, plus an additional parking space
 - * Access to public transport 3 min walk
 - * 5 Min Walk to Melba Shops
 - * 5 Min Drive to Charnwood Shops
 - * 7 Min drive to Belconnen Town Centre
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- * Living Size: 62 sqm
 - * EER: 5.0
 - * Rates: \$2,256 p.a.
 - * Strata: \$4,444 p.a.
 - * Land Tax: \$3,352 p.a. (investors only)

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More About this Property

Property ID	HNZXJF8H
Property Type	Unit
House Size	60 m ²
EER	5
Including	Study Air Conditioning Dishwasher Built-in-Robes

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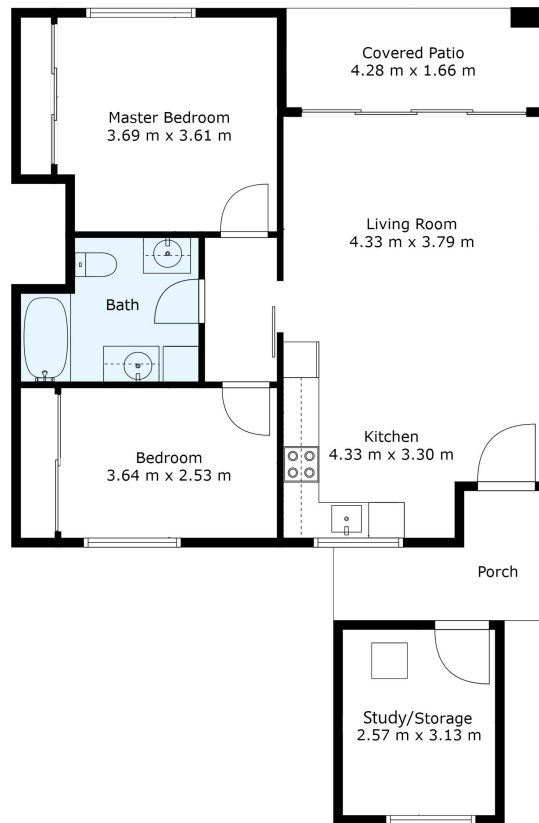
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21/30 Chinner Cres, Melba



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.