



73 Alfred Hill Drive Melba, ACT

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## Spacious Family Living with Flexibility and Comfort

### Features Overview:

- Solar panels - 23 LG Solar Edge Panels and inverter ? 7.59 kwp capacity - generates more electricity than is used (even when operating as two separate homes)
- Single level floorplan
- NBN connected with FTTN
- Age: 51 years (built in 1973)
- EER (Energy Efficiency Rating): 0.5 Stars
- New hybrid flooring throughout
- Recently repainted
- New double blinds throughout

Sizes (Approx)

**Inspect:**

Saturday, 11th May 2024 10:00 - 10:30

**Price:**

\$1,165,000 - \$1,190,000



**Jess Smith**

0410 125 475



**Alex Ogbonna**

0423 535 024

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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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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.