



SOLD

CALL PATRICK D'ARRIGO ON 0447 381 869 FOR FURTHER DETAILS!!

FLAWLESSLY PRESENTED FAMILY GEM IN WHISPER QUIET LOCATION! HIGH CEILINGS + 5KW SOLAR!

Impeccably positioned in a whisper quiet Cul de Sac of Eatons Hill and exuding an abundance of long term family living potential, I proudly present to you this well rounded family home with a little extra sparkle!

From the quick drive to the local schools, to the short stroll to the local shops & CBD bus, right through to the pebbles throw to the award winning Eatons Hill Function Centre, this is a prime location property and an opportunity not to be missed by the ever time savvy modern day family or astute investor looking to add to their portfolio.

Stepping inside 15 Melia you will immediately realize that this one has that little extra polish and finishing touch! From the 9ft high ceilings on both levels letting in an abundance of natural light to the open and spacious design, right through to the seamless flow out to the rejuvenated alfresco dining expanse this gorgeous home is a must to put at the top of your inspection list!

The home boasts a generous open plan living & dining expanse plus an additional 2nd living space or ideal kids retreat upstairs, all making this a home offering size and separation ready to accommodate even the largest of modern day families!

All 3 bedrooms have been designed with size & family comfort as a premium offering built-ins, ceiling fans & plush new carpets in all. The massive master suite comes equipped with an ensuite, a large walk in robe, aircon & is perfectly finished with a generous balcony offering picturesque Eatons Hill views & catches amazing breezes!

The centrally located spick & span kitchen offers an abundance of cupboard & bench space & has been recently treated to quality new appliances including an induction cooktop & dishwasher.

The outdoor entertaining expanse would surely be my favourite part of this delectable jewel with a seamless flow from indoor living to outdoor entertaining out to the tiled alfresco all entrenched in absolute privacy and offering an expansive stretch of yard space, all making this the perfect

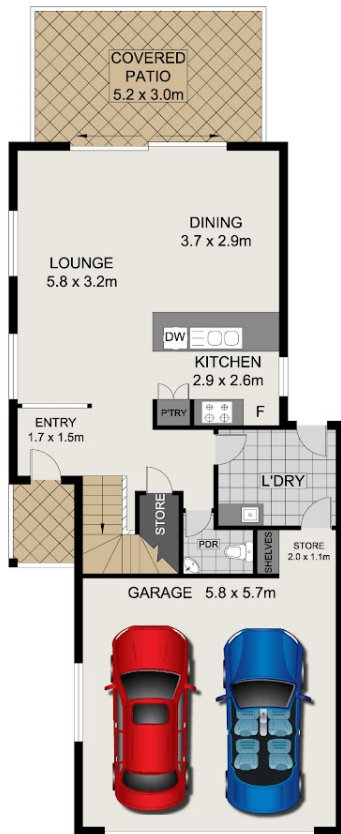
3 BED | 2 BATH | 2 CAR

PRICE:
\$546,000

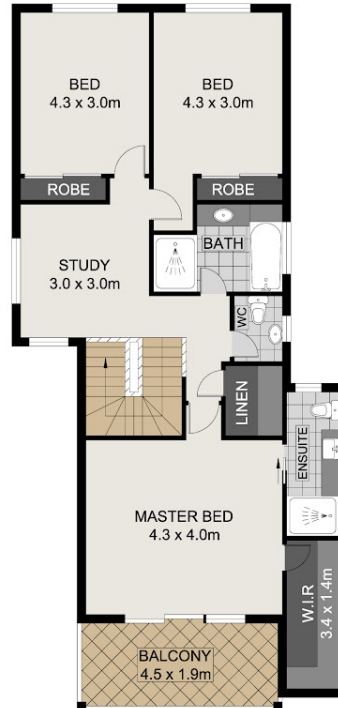
OPEN FOR INSPECTION:
N/A



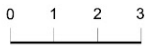
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GROUND FLOOR



FIRST FLOOR



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT :	141.05m ²
EXT :	26.67m ²
GARAGE :	33.06m ²
TOTAL :	200.78m ²

15 Melia Court, Eatons Hill

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.