



📍 113 Ohaupo Road, Melville

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Repurposed for 21st century living, this 1950s weatherboard house has been extensively renovated and modernised. The skilful transformation infuses the home with a contemporary aesthetic, makes it more functional and better connected to outdoor spaces. The renovations have been carefully calibrated to remake the experience of family living and enhance everyday comfort. It's like stepping into a new home. The generous layout presents a mix of room configurations and opportunities for seamless indoor-outdoor living. A covered entertainment deck is a natural extension of the lounge and open plan kitchen/dining area. The lounge, as well as the fourth bedroom, also access a balcony. Airflow is superb. Plenty of options are offered by four double bedrooms, including a master with a stylish ensuite and walk-in robe. The main bathroom is on-trend and the decor throughout is chic and tasteful. A laundry and office feature at basement level. Clients can be welcomed directly into the office. The home benefits from a good level of insulation (top, bottom, and some walls), partial double glazing, some new wiring, and all new plumbing. The home is kept dry, healthy, and ambient through DVS and a heat pump.

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|----------------|--------------------|
| Floor size     | 170 m <sup>2</sup> |
| Rateable value | \$730,000          |
| Rates          | \$3,091.00         |



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