



Sold



## 26 Gardenia Close, Melville

3 bedrooms, 1 bathroom, 1 car, 2 toilets

Calling all buyers looking for something ultra-handly to the Hospital, City, Lake, and Gardens. Look no further. You will have an easy commute from this affordable Melville address. All other essentials such as shops, schools and eateries are only a few minutes walk. Whether you are looking to nest or invest, it always comes down to location. With all the essentials close and convenient, this address makes it a popular choice. Situated in a quiet street and tucked away down a private drive, this 3-bedroom brick home offers low maintenance and family appeal. A fully functioning kitchen and dining flow through to the comfortable lounge. There is easy access from here to the outside portico and large level yard. The master and two other bedrooms share the family bathroom and separate toilet room. In addition to these living spaces, there is a large multi-purpose area. self-contained area with a bathroom and connecting portico and private yard. Here is your opportunity to accommodate your extended family or create a separate teenage retreat. Whatever you decide, this flexible floorplan provides the options. To the rear of the property is a surprise row of mature fruit and citrus trees providing shade and a bounty of produce. Just over the fence are the neighbouring school and sports fields. You can watch the kids play from here or simply enjoy the pleasant outlook from the backyard. A large garden shed adds to the generous storage throughout, with ample off-street parking and full fencing adding to the security. All contained on an easy-care freehold section. This family home has excellent functionality at an affordable level.

Land area	466 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,826.63

