



18 Louisa Street, Cootamundra NSW

\$775,000*

Land: 760m² | **House:** 250sqm



4



2.5



2

MELBA 250

SOUTHCOST FACADE



11.5m



24m

The Melba 250 is a modern family home designed for Canberra's lifestyle. It combines practical features with a clean, contemporary look that suits both new and established suburbs. This home offers four spacious bedrooms, including a private master suite with a walk-in robe and ensuite. A separate media room provides a quiet space to relax, while the open-plan living area is perfect for busy family life. The kitchen is a highlight. It includes a large island bench, quality appliances, and a generous walk-in pantry. The space flows easily to the covered alfresco, ideal for entertaining in all seasons. Large windows bring in natural light, while thoughtful design makes the most of every square metre.

Package Inclusions + Standard Features

- 4 bedroom residence with 193m² of living
- Upgrade to Southcoast Facade
- Large Island style kitchen
- Walk in Pantry
- Daikin reverse cycle ducted unit
- Double glazed windows with upgraded insulation throughout
- Concrete driveway
- Fisher & Paykel appliances



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*Conditions apply to all packages: Mellross Homes will provide a construction contract for the house and the Owners are to separately enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Mellross Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Mellross Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. All plans are the copyright works of Mellross Homes Pty Ltd ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.