

# 1 Mcghie Place, Latham, ACT 2615



## House For Sale

Friday, 5 April 2024

1 Mcghie Place, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 804 m2

Type: House



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## Auction 24/04/24

Welcome to 1 Mcghie Place, Latham! This charming property offers an ideal blend of comfort and functionality, perfect for modern family living. Step inside to discover an inviting open plan kitchen and family room, providing the heart of the home where meals are prepared and memories are made. The kitchen boasts convenient features including a gas cooktop, electric oven, and dishwasher, ensuring both style and practicality. For those seeking space to entertain or unwind, a separate lounge and dining area offer versatility and comfort. Retreat to the master bedroom complete with built-in robes and ensuite, while two additional bedrooms provide ample accommodation for family or guests. Enjoy the outdoors in the enclosed sunroom or under the entertaining pergola, perfect for gatherings with loved ones. Experience year-round comfort with ducted gas heating and evaporative cooling, supplemented by a split system unit for personalized climate control. Convenience extends to the car accommodation, with a single enclosed carport featuring a remote control roller door and drive-through access to the backyard. Plus, a detached double garage offers additional storage space, complete with roller doors, storerooms, and even a toilet which the sellers used as a teenagers retreat. Don't miss the opportunity to make this delightful property your new home. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION WEDNESDAY, 24TH APRIL - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Open plan kitchen and family room  
Kitchen with gas cooktop, electric oven and dishwasher  
Separate lounge and dining  
Master bedroom with built-in robes and ensuite  
2nd bedroom with built-in robe  
Spacious 3rd bedroom  
Main bathroom with separate shower and bath  
Separate toilet  
Laundry with external access  
Ducted gas heating and evaporative cooling  
Split system unit installed  
Enclosed sunroom  
Entertaining pergola  
Single enclosed carport with remote control roller door and drive through access to the back yard  
Detached double garage with roller doors, storerooms and toilet

Stats: Build: 1984 Block: 804sqm Living: 124sqm Sunroom: 30sqm Enclosed carport: 27sqm Garage: 75sqm EER: 1.5 UV: \$458,000 Rates: \$2,724 pa Land Tax: \$4,381 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.