

14 Kinchela Crescent, Latham, ACT 2615



House For Sale

Saturday, 25 November 2023

14 Kinchela Crescent, Latham, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Stephen Bunday
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Auction 13/12/2023

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City This family ready 4-bedroom ensuite home is sure to please! Attractive from the street, with a colonial look and feel, the home features brand new flooring throughout, and much much more. Located in family friendly New Latham, amongst established gardens on a generous 809sqm block, this could be the one for you! Step inside to find two distinct living areas – an elegant L-shaped lounge and dining, as well as a north-facing family/meals space, providing versatility for various family activities. The generous main bedroom boasts a delightful bay window, a walk-through robe, and a well-appointed ensuite. Additionally, two of the three bedrooms are equipped with built-in robes, ensuring ample storage for the entire family. Enjoy year-round comfort with ducted reverse-cycle heating and cooling, while the 8.2KW solar system offsets energy costs. The solar-powered hot water system, coupled with an electric backup, minimizes power bills, exemplifying the home's commitment to energy efficiency. A 33sqm garage with an automatic door and internal access, along with an attached carport, provides convenient parking and storage solutions. The fully enclosed rear yard includes a large gate for secure caravan or boat storage, offering both privacy and versatility. This excellent home not only captures the essence of family living but also presents endless opportunities for your own personalisation. The owner's commitment to a pre-Christmas sale creates a rare chance to gift yourself a new beginning this holiday season. Seize the opportunity – make this home your own and unwrap the perfect Christmas present!

At a glance; - ? Main bedroom features beautiful bay window, walk-through-robe and ensuite - ? Built-in-robes to two other bedrooms - ? Generous laundry with yard access - ? Ducted reverse-cycle air conditioning - ? Gas cooking - ? 8.2KW solar - ? Brand new flooring throughout - ? Secure rear yard