

**218 Southern Cross Drive, Latham, ACT 2615**



**House For Sale**

Friday, 1 March 2024

218 Southern Cross Drive, Latham, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1022 m2**

**Type: House**



George Vlandis  
0437398774



Joy Patel  
0499912090

**\$899,000**

Generously proportioned and ideal for any family to grow into this home has a lot to offer. From plenty of off street parking and car accommodation to the generous living spaces. Stepping inside, the large living area is accentuated with the vaulted ceiling and features a wood fire flowing into the kitchen and meals area. Direct access to the deck for summer entertaining and internal access to the living areas downstairs. Three bedrooms all have built in robes while the master also features its own ensuite. Downstairs the rumpus room is large enough to accommodate the full size billiard table while the study room also offers separate external access. This flexible space is ideal for a home business or theatre room. There's plenty of space outside too, the home has a single carport on one side, a double carport and 70m<sup>2</sup> garage on the other. The low maintenance backyard has space for entertaining and relaxing in the spa. \*?Large living with vaulted ceiling\*?Kitchen and meals area\*?Three bedrooms with built in robes\*?Master bedroom with ensuite\*?Study/ home office with separate external access\*?Large rumpus rooms with billiard table\*?Ducted reverse cycle air conditioning\*?Wood fire in the living\*?Outdoor spa\*?Cubby house/ studio room\*?Single and double carport\*?Four car garage\*?Plenty of off-street parking\*?Proximity to Kippax Fair and Belconnen Town Centre Build: 1975Block: 1022 sqmLiving: 190 sqmGarage: 70 sqmEER: 3.0 Rates: \$2,734 p.a.Land Tax: \$4,403 p.a. (investors only)Disclaimer:All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.