

# 24 MacFarlen Place, Latham, ACT 2615

## House For Sale

Monday, 18 March 2024

24 MacFarlen Place, Latham, ACT 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 331 m2**

**Type: House**



Scott Isaacs

0422201027

**\$619,000 - \$659,000**

Some folks like to get away - but at this gorgeous separate-title 2-bedroom townhouse you're more likely to put your feet up at home and savour the ambience or just relax in the knowledge it's all your own. Its position at the end of a much sought after Street is at the very doorstep of the Umbagog District Park in Belconnen. Definitely a unique location for a quiet lifestyle for those that value their space close to all the outstanding benefits of the surrounding parkland on show here. The current owner had a clear, purpose in mind here to downsize to when they purchased it two years ago as it's a home that is single level yet modern and so low maintenance to let it look after you. Its open plan layout gives a great sense of space, and the single-level design assures easy access for all ages, from very young children to the wiser older buyers out there looking to enjoy a smaller block. But it's the modern style that might really turn your head; crisp lines, soft neutral decor and modern features that are both uplifting and invigorating. There are even courtyards at the front and back, plus a single garage with front and rear access. The owner is moving on regretfully, so this is your opportunity to take advantage of the hard work done here and capitalise on the chance to own your own separate title home. You will definitely want to keep this one for yourself, be that to live in or as a low maintenance investment. Features Include:

- Very modern 2-bedroom, single level renovated villa
- Open plan living with separate front and rear courtyard spaces
- Extensively renovated to an extremely high standard of presentation with modern Kitchen and bathroom
- Large open plan kitchen with loads of storage and modern appliances
- North-orientation, for generous natural light
- Large reverse cycle air conditioning for all your heating and cooling needs
- Remote single car garaging, with internal access
- Colourbond fences and space to enjoy a respectable garden that shows character and care, and which will be appreciated by Gardeners.
- Low maintenance home inside/out
- Centrally located, insanely close to bike/walking paths just metres away and nearby public transport nearby

Outgoings & Property Information: Living size: 80 sqm plus 21 Sqm of garaging Block size: 331 sqm UCV: \$345,000 Rates: \$2,279 per annum Land tax (if rented): \$3,001 per annum EER: 4.0 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.