

3 Poole Place, Latham, ACT 2615

STONE

Sold House

Friday, 1 September 2023

3 Poole Place, Latham, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 755 m2

Type: House



Jess Doolan
0262538220



Jess Smith
0410125475

\$905,000

SOLD PRIOR TO AUCTION Offered to the market for the very first time, this architecturally built 'Playoust' residence has been carefully designed to capture the true essence of family, which is exactly what the owners of this character filled abode have relished in the 50 years they have called 3 Poole Place, Latham home. From your first step through the door, you are instantly greeted with an abundance of natural light, with the solar passive design a welcome feature throughout all seasons. From the very first recycled brick to the rear tranquil gardens, you can feel this home offers something special, with the owners of this property placing many years of hard work and love into creating not just a house, but a home that will last the test of time for all future generations. Features Overview:- North facing to the rear- Architecturally designed Playoust home - Parcelled in a tightly held, highly sought after pocket of Latham- NBN connected- FTTN- Age: Year built 1973- Quiet street and very family friendly neighbourhood - Close to Kippax shops, Charnwood shops and Belconnen Town Centre- Close to Ginninderra Creek and Umbagog Nature Park- Close to schools and bus routes Sizes (Approx)- Internal Living: 155.48 sqm- Deck 46.75sqm in total (undercover deck area 28.5sqm)- Enclosed carport: 30.03 sqm- Total residence: 214.01 sqm- Block: 755 sqm Prices- Rates: \$708 per quarter- Land Tax (Investors only): \$1,318.25 per quarter- Conservative rental estimate (unfurnished): \$700-\$750 per week Inside:- Stunning recycled brick home- Open plan family home with two separate living areas- Renovated kitchen with stone benchtop- Quality Siemens appliances and Mile dishwasher in the kitchen with ample storage- Renovated laundry off the kitchen with external access- Four spacious bedrooms, each with premium honeycomb blinds- Immaculately kept ensuite to master and main bathroom with spa bath- Split systems installed, gas fireplace in the family room, electric wall heater Outside:- Large outdoor undercover deck area extends off the living area, perfect for entertaining- Immaculately maintained, mature bush gardens which are low maintenance- Double carport with automated door- Side yard makes additional space for outdoor living or space for kids to play Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber joists to the upper floor level- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber roof framing- Roof Cladding: Metal decking roof cladding- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Timber window frames- Window Glazing: Single glazed windows Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.