

31 O'Lughlen Street, Latham, ACT 2615



Sold House

Thursday, 10 August 2023

31 O'Lughlen Street, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 723 m2

Type: House



Robert Nepomuceno

0432697321

\$765,000

If you've been searching for the perfect location for your family to call home then this is the property for you. Situated right across the road from Latham Primary School and Latham Playing Fields, you'll never need to worry about school drop-off again. Public transport nearby and the easy commute into Belconnen offers ease and convenience. Internally you will find an open-plan living and dining area and a kitchen that overlooks the backyard so you can keep an eye on the kids whilst they play and explore. The master bedroom boasts a built-in robe whilst the 2 additional bedrooms, also with built-in robes, are generous in size and could easily be used as a home office. The spacious yard is fully fenced and complete with a rear deck that is perfect for entertaining. A 5kw solar system with quality SMA converter means no surprise electricity bills. Additional creature comforts include ducted gas heating, a split system unit installed, a laundry room with external access and a detached garage. Come along to our next scheduled inspection to see how you could make this property your home. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 27TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Open-plan living and dining
Kitchen with freestanding electric cooktop and oven as well as a brand new dishwasher
Master bedroom with built-in robe
2 additional bedrooms also with built-in robes
Well appointed bathroom
Separate toilet
Laundry room with external access
Ducted gas heating
Split system unit installed
5kw solar with SMA inverter
Rear entertaining deck
Spacious and fully fenced backyard
Detached single garage
5000L rain water tank and electric pump servicing front/rear yards
Automatic lawn irrigation system

Across the road from Latham Primary School and Latham Playing Fields

Stats: Build: 1971
Block: 723sqm
Living: 115.10sqm
Garage: 30.04sqm
EER: 1.5
UV: \$438,000
Rates: \$2,606 pa
Land Tax: \$3,855 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.