

32 Wrenfordsley Place, Latham, ACT 2615



Sold House

Friday, 1 September 2023

32 Wrenfordsley Place, Latham, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 819 m2

Type: House



Jonathan Irwin

\$861,000

Nestled amongst grasslands and with just one neighbour, this heart warming family home is packed with surprises. Featuring an attractive street appeal, a great floor plan, timber floorboards, a cosy fireplace and a super handy location, this home is a must see.

THE HOME There's up to four living areas on offer including the generous lounge room with timber floor boards and open fireplace, a dining room and family/meals area adjacent to the kitchen and deck. Downstairs and adjacent to the large laundry and ensuite bathroom, the rumpus room lends itself to a number of uses including as a teenage retreat, granny flat or hobby room. The kitchen sits at the heart of the home and offers ample bench space, a breakfast bar, generous storage, dishwasher and a direct view over the rear yard. The main bedroom is spacious with a mirrored built-in robe. Three of the bedrooms include built in robes and are serviced by a generous family bathroom which includes a bathtub, large vanity and a separate toilet. Enjoy entertaining with family and friends or relaxing on the rear deck and watch the kids and pets play in the great backyard. There's a large enclosed carport with a handy workshop at the rear plus there's plenty of off street parking.

FROM THE SELLER 'We've loved that the home is well laid out with multiple living areas and a segregated bedroom zone with the generous family bathroom. The downstairs living space/granny flat has provided opportunities to host extra guests and to use as a teenagers retreat. The back deck captures the expansive green surrounds always full of bird life! We've enjoyed the lovely walking/cycling trails along Ginninderra Creek that are close by.'

THE LOCATION Wrenfordsley Street is a elevated, family orientated street enveloped by green open space. It's situated within walking distance to parkland, playing fields, walking/bike tracks and is just a short drive to both Kippax Shopping Fair and Charnwood Shops. If you are wanting to be close to educational facilities - it's just a short drive to the local Latham Primary School, St Francis of Xavier & Melba Copland High School and a few minutes further sits The University of Canberra, at just 7km away.'

SUMMARY Solid brick & tile family home with terrific street appeal
Generous L-shaped living & dining room with floorboards & fireplace
Sunny family/meals area
Spacious updated kitchen with excellent storage & bench space
Large master bedroom with mirrored built-in robe
3 additional bedrooms, 2 with built-in robes
Spacious bathroom with bathtub & separate toilet
Large linen cupboard
Ducted gas heating
Downstairs - rumpus/5th bed/teenage retreat, spacious laundry & ensuite bathroom
Large single enclosed carport with adjoining workshop
Trailer parking plus additional off street parking
Spacious landscaped rear yard
Large partially covered rear deck
2.6km to Kippax Shops & 5.5km to Belconnen CBD
Rent appraisal: \$700 per week
Living: 178m²
Enclosed carport & workshop: 31m²
Verandah: 31m²
Total: 240m²
Block: 820m²
Rates: \$655 per quarter
EER: 2
All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.
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