

4 Horne Place, Latham, ACT 2615



House For Sale

Thursday, 30 May 2024

4 Horne Place, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Lukas Santinon

0487651275

Auction 11am Saturday 15th June

Peacefully positioned in this quiet cul-de-sac (with only 4 other homes) & directly opposite parkland, 4 Horne Place, invites the opportunity to discover true peace and privacy. Ushered with a beautiful blend of low maintenance established gardens and stone retaining walls, the exterior of the home offers a striking street appeal for all to admire. Boasting a lovely north-east aspect, a flow of natural light spreads throughout, in addition updated LED lighting and a fresh paint in some areas has been implemented within the home for you to enjoy. Sitting on this large 788m² parcel of land there is no scarcity of space when it comes to this residence. The home is well-positioned in the centre of the block that offers plenty of space to the front of the home for further car accommodation, a trailer, ute or van, ideal for any tradie. The major highlight is the backyard that delivers a large portion of the land with an expansive area with plenty of grass space for a trampoline, swing set, and outdoor activities, perfect for any family with kids to play, or the opportunity to establish a future extension, creating value in every direction. Internally, the layout has been well-designed to cater to your lifestyle and offers a lovely combination of living areas to relax in comfort. To the front of the home, the lounge room invites a spacious area for day-to-day and casual living, whilst the dining room dedicates itself for any formal gathering to host guests in style and for family meals. Embrace the tranquillity resting out on the front verandah in the sun with a drink in hand admiring the nature of the parkland opposite and the front garden. Extend your living outside onto the verandah when entertaining friends and family, or in the backyard with a peaceful seating area under the trees. Centred in the home, the kitchen connects nicely with the dining area is conveniently sized to prepare and cook meals to perfection. With plenty of bench space for meal preparation, a 900mm cooktop, gas oven, and ample cabinetry, this kitchen offers a functional design for home cooking. Ideal for any formal dinner party or social occasions, the kitchen can be privately closed off from the living and dining areas. Situated away from the living areas, all bedrooms are quietly positioned for added peace and privacy. Perfect for any growing family, each room offers plenty of space, with mirrored sliding wardrobes and windows for added light and garden views. The bathroom is well-appointed with a shower, vanity and a bathtub with a window. In this desirable location, enjoy the convenience of living nearby local schools, shops, playing fields and amenities, perfect for any member of the family to enjoy. The Kippax shopping precinct is just moments away and offers plenty of shopping options, restaurants, clubs and cafes. Whist Latham Primary School, playing fields and shops are within easy walking distance. For any explorer the Umbagog district park is just moments away with plenty of walking and bicycle paths to enjoy. Summary of features: North-east facing 3-bedroom residence on a large 788m² block opposite parkland Positioned in a quiet & private cul-de-sac (only 5 homes in the street) Updated with LED lights & freshly painted in some areas Extensive backyard perfect for any family with plenty of green space for kids & pets Backyard area offers various opportunities to extend creating added value Beautifully established gardens with stone retaining walls Spacious lounge room for day-to-day living with plenty of natural light Entertainer's verandah overlooking the garden Separate dining area for hosting guests & family meals Peaceful seating area under the trees for outdoor socialising Single carport & added space for car accommodation at the front of the home for a van, ute or trailer Side access with plenty of space for added car accommodation, a trailer or a boat Ducted gas heating & evaporative cooling Window treatments – curtains & roller blinds Large kitchen layout with views of the backyard (ideal for keeping an eye on the kids) Plenty of bench space for meal preparation & cabinetry 900mm cooktop & gas oven Spacious bedrooms with windows for natural light & gardens views Bedroom one with full-length mirrored sliding wardrobes Bedrooms two & three with sliding mirrored wardrobes & plenty of space for any growing family Well-appointed bathroom with a bathtub & a window Garden shed included for outdoor equipment & storage Separate laundry with space for storage Linen cupboard for household items Located close to: Kippax Fair Shopping Centre Latham Primary School, shops & playing fields Umbagog district park – walking & bicycle trails & playgrounds Raiders Belconnen Local playground 100m approx. away Key figures: Living area: 119m² Block size: 788m² Rates: \$2,731 p.a. Land tax (investor's only): \$4,403 p.a. Year built: 1973 EER: 1