

# 45 Wrenfordsley Place, Latham, ACT 2615



## House For Sale

Thursday, 1 February 2024

45 Wrenfordsley Place, Latham, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 999 m2

Type: House



Sharon Schnyder

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## Auction

Here is a prime opportunity to own a supersized slice of land with a quant perfectly positioned home right in the very heart of Latham! Sitting at the end of a quiet battle-ax block, 45 Wrenfordsley backs on to a picturesque reserve where all you can see is nature and all you can hear are the local visiting birds. The two-bedroom home offers open plan living and the opportunity to either extend or build another residence with the new zoning rules in place across Canberra. The home is positioned cleverly on the block for just this reason. So much exciting potential and a must to inspect to appreciate:

- \*? Closed off separate and landscaped garden areas
- \*? Peace, quiet and tranquillity
- \*? Bike paths and a lovely reserve to your backdoor
- \*? Open plan living with floating floorboards to the lounge room
- \*? Two good sized bedrooms both with built in robes
- \*? The family bathroom has a separate bath and shower, plus a separate WC
- \*? A split system to the lounge room has both heating and cooling
- \*? A single carport plus plenty of extra parking to the outside

Suitable for first home buyers, downsizers being all on one level or developers who can build a second residence with the handy access from the reserve. A prime opportunity to live in a quiet, family orientated street and enjoy all that Latham has to offer. Latham primary, the local shops and Kippax Shopping Centre are all just a few minutes' drive away. Disclaimer All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.