

**5 Poole Place, Latham, ACT 2615**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 891 m2**

**Type: House**



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**\$970,000**

Presenting a stunning residence nestled in a quiet cul-de-sac location, this exceptional property at 5 Poole Place offers a comfortable and spacious family home with a range of impressive features. Step inside and discover the abundance of space this home offers, with multiple living areas providing space for the whole family to enjoy some peace and quiet. The open plan kitchen and living area is perfect for entertaining guests or spending quality time together. The galley style kitchen is fully equipped with an electric cooktop and a Bosch dishwasher, making meal preparation a breeze. Sleeping accommodation consists of a master bedroom, boasting a walk-in robe and updated ensuite, 3 additional bedrooms with built-in robes, all serviced by the well-appointed main bathroom. In addition, the fifth bedroom, with mirrored built-in robe, can easily double as a home office equipped with a phone and NBN connection. Another highlight is the spacious covered deck, providing a great spot for outdoor dining or simply enjoying the picturesque views. Cool off during Canberra's hot summer months with the inviting in-ground pool, surrounded by established gardens that add to the tranquility of the home. Additional creature comforts include ducted gas heating, a split system unit and a slow combustion fireplace, ensuring comfort all year round. The garden shed and under house storage offer plenty of space for all of your belongings and the double carport provides shelter from the elements. Don't miss the opportunity to secure this forever home for you and your family! We look forward to seeing you at our next scheduled inspection. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 15TH JUNE - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: Generous 891sqm block with views Quiet cul-de-sac location Wooden floors recently refurbished Multiple living areas Open plan kitchen and living Galley style kitchen with electric cooking and Bosch dishwasher Master bedroom with walk-in robe and updated ensuite with floor-to-ceiling tiles 3 additional bedrooms with built-in robes 5th bedroom or home office with mirrored robe, phone connection and NBN connection Well appointed main bathroom with separate bath and shower Updated laundry with ample built-in storage Ducted gas heating Split system unit installed Slow combustion fireplace installed Spacious covered deck In-ground pool Established gardens Garden shed Double carport Under house storage New roof in September 2020 20 solar panels in October 2020

Stats: Build: 1973 Block: 891sqm Living: 175.19sqm Carport: 33.6sqm EER: 1.5 UV: \$465,000 Rates: \$2,786 pa Land Tax: \$4,245 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.