

**6/15 Wanliss Street, Latham, ACT 2615**

STONE

**Sold Townhouse**

Friday, 11 August 2023

6/15 Wanliss Street, Latham, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: Townhouse**



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**\$660,000**

Set in a gorgeous pocket of the ever-popular suburb of Latham, you will be hard-pressed to find a well-sized and beautifully maintained townhouse like this so close to schools, shops and public transport. It's a perfect addition for the astute investor, first home buyer ready to kickstart their real estate adventure or for the active downsizer not wanting to compromise on quality or space.

**Features Overview:** - Freshly painted throughout - North facing - Two storey floorplan - NBN connected with FTTN - Age: 20 years (built in 2003) - Units plan number: 2287 - EER (Energy Efficiency Rating): 5 Stars

**Development Information:** - Name of development: Thornbury - Number of buildings in development: 19 - Strata management: Bright & Duggan

**Sizes (Approx):** - Internal Living: 126.16 sqm (63.06 sqm upstairs and 63.10 sqm downstairs) - Front courtyard: 39 sqm - Back courtyard: 89.82 sqm - Garage: 20.93 sqm - Total residence: 147.09 sqm

**Prices:** - Strata Levies: \$618.85 per quarter - Rates: \$505.74 per quarter - Land Tax (Investors only): \$644.82 per quarter - Conservative rental estimate (unfurnished): \$580 per week

**Inside:** - Master suite with walk-in robe and ensuite - Spacious bedrooms all with built-in robes - Main bathroom with bath and separate toilet - Stylish kitchen with stainless steel appliances and breakfast bar - Dining room off the kitchen with ample light - Separate large living area perfect for family and friends to gather - Ducted gas heating - Gas hot water - Laundry room and W/C downstairs - Ample storage throughout including under the stairs - Built-in shelving under the stairs - Crimsafe back and front screens and windows - Ceiling fans

**Outside:** - Single car garage with remote-controlled roller door + single car space - visitor car space located right next to your car space making the perfect spot for friends or family to park - Large front and back fully enclosed courtyards

Only steps away from the Primary School and the thriving Latham shopping hub with everything you could possibly need including grocery store, barber, food outlets and more this is an ideal lifestyle opportunity, only a moment's walk away from Umbagog District Park, making this suburb a highly convenient location for anybody looking to buy a superb home.

**Construction Information:** - Flooring: Concrete slab on ground to the ground floor level. Timber joists to the upper floor level - External Walls: Brick veneer and compressed cladding - Roof Framing: Timber: Truss roof framing - Roof Cladding: Concrete roof tiles - Fascia: Colorbond fascia - Gutters: Colorbond gutters - Window Frames: Aluminium window frames - Window Glazing: Single glazed windows - Wall Insulation: Thermal insulation value approximately R-1.5 - Roof Insulation: Thermal Insulation value approximately R-3.5

**Inspections:** We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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