

**6 Shand Place, Latham, ACT 2615**



**Sold House**

Monday, 14 August 2023

6 Shand Place, Latham, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



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**\$691,000**

What you see: The first home or investment, this one ticks all of the boxes. Positioned in a quiet location, this single-level home is an opportunity not to miss. What we see: An opportunity of endless possibilities. See more: East facing living area Kitchen featuring electric cooktop and oven Master bedroom with BIR Additional two bedrooms Timber flooring throughout Fireplace in living room Ducted gas heating Double car garage Landscaped and manicured yards Within a 6 minute walk to Latham Primary School Within a 14 minute walk to St Francis Xavier College Within a 6 minute drive to Kippax Fair Shopping Centre Within a 8 minute drive to Belconnen Town Centre Within a 19 minute drive to Canberra CBD Total house area: 144m<sup>2</sup> Living area: 105m<sup>2</sup> Block: 675m<sup>2</sup> Built: 1974 EER: 1.5 Rates: \$2,512 p.a Land tax: \$3,703 p.a Rental appraisal: \$620 - \$690 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. Disclaimer: The above images are virtually styled. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.