

# 63 Solomon Crescent, Latham, ACT 2615



## House For Sale

Friday, 10 May 2024

63 Solomon Crescent, Latham, ACT 2615

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 6**

**Type: House**



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## Auction 04/06/2024

The unique and versatile floor plan is sure to capture the hearts and minds of large families, or those that need a lot more space to work or play from home. The home can easily be divided into two separate zones by closing off the upstairs stairwell door and given there are multiple entry options on each level you can then use the home in many ways. Located on a big block of 1,106m<sup>2</sup> and with 301m<sup>2</sup> of internal living area, the home is massive and offers the extra space you have been looking for. The floor plan can be easily adapted to use as your life, family and work needs change. Use downstairs as a granny flat, teenagers retreat, a guest house, home office and so much more. This versatility is extremely rare and as soon as you have space, you have options. The downstairs zone has plumbing ready too for a second kitchen should you wish to add this. Don't need the second house option now?? Well, why not rent out downstairs for around \$680/week, that's \$35,360 a year and spend the money on whatever tickles your fancy... a holiday, pay down your mortgage or maybe use it for the deposit on a future investment property. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- The unique floor plan offering 2 properties in 1
- The versatility to use the property as a 7 bedroom, 5 bathroom home, OR as two separate residences, upstairs offering 3-4 bedrooms plus 3 bathrooms, then downstairs offering 4 bedrooms and 2 bathrooms.
- Fully renovated throughout
- Free standing house
- North facing living and entertaining areas
- Light, bright and airy
- Available with vacant possession
- Flexible settlement options if you have a property you need to sell
- Early access prior to settlement available
- Offers prior to auction welcome

Upstairs:

- 3 or 4 bedrooms depending on how you want to use the spaces
- Oversized main bedroom with walk in robes and large ensuite
- 3 bathrooms
- 1 spacious open plan living area
- 1 separate rumpus/multipurpose room/4th bedroom
- Brand new kitchen with stone benches, water edges, Bosch appliances including dishwasher, microwave, range hood, electric cooktop, lots of soft close cupboards and drawers.
- 3 x skylights
- 5 x separate reverse cycle, electric heating and cooling systems
- Laundry
- Wrap around balcony with views of the trees in every direction

Downstairs:

- 4 bedrooms
- 2 bathrooms
- 1 spacious open plan living area
- Kitchenette with sink, plus space and plumbing provisions for a dishwasher
- You could then add more joinery etc along the rear wall of the living area next to the kitchenette to turn this into a large kitchen if you wanted a full second kitchen downstairs too

Inside:

- Brand new engineered timber flooring
- Brand new carpets
- Fully repainted
- Brand new, LED lighting, cables, switches, power points and power box

Outside:

- 4 x car carport to the left
- 2 x car garage with roller door to the right
- Room for 4 cars in the in front of the garages
- Room for 2 more cars on the gravel area with double gates behind
- Gate access to the nearby laneway and walking trails, a short walk to the shops, schools, and ovals
- The yard is nice and flat with only a few steps from the large, grassed area to the open paved entertaining area below
- Repainted externally
- Gas hot water system
- NBN FTTN. (Fibre to the node). 2 x separate connections for each level

The Numbers (approx.):

- Total living area: 301m<sup>2</sup>
- Upstairs living area: 150m<sup>2</sup>
- Downstairs living area: 151m<sup>2</sup>
- Carport to the left: 50m<sup>2</sup>
- Garage to the right: 31m<sup>2</sup>
- Block size: 1,106m<sup>2</sup>
- Land value: \$414,000 (2023)
- EER: .5 with a potential of 5 stars
- Rental potential downstairs: \$680/week
- Rental potential upstairs: \$700/week
- Rental potential entire house: \$1,200/week
- General rates: \$2,535 p.a.
- Water & sewerage rates: \$702 p.a.
- Land tax (investors only): \$3,946 p.a.
- Age: 49 years (Built 1975)

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates