

# 8 Real Place, Latham, ACT 2615



## House For Sale

Friday, 1 March 2024

8 Real Place, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1126 m2

Type: House



Peta Barrett  
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Kat Briggs  
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## AUCTION

Tucked away among lovely leafy gardens, 8 Real Place Latham offers privacy, space, style and versatility. With a roomy floorplan incorporating loads of space for the whole family, the design is ideal and offers the inclusion of a home office, play room or studio. Beautifully presented throughout, every room in the home offers a lovely green outlook to the outdoor spaces. There is a large separate lounge and dining room plus an open family room, ideal for more casual living. The large kitchen offers plenty of storage space and overlooks the outdoor entertaining area and all three bedrooms have built in wardrobes with an ensuite in the main bedroom. There have been tasteful updates throughout the home, including solar panels and ducted reverse cycle air conditioning to ensure comfort all year around. Outdoors, a large covered deck is the perfect place to enjoy gathering with family and friends. The yard offers plenty of space for children and pets to play with a thriving vegetable patch and fruit trees. Close to Kippax Shopping Centre, which is planned to have a major refurbishment shortly, the location is ideal. The home is situated opposite a lovely tree lined park with great private and public schools right nearby. Located on the eastern fringe of Latham, there is also easy access to Belconnen Town Centre and arterial roads to the City and beyond. \* Three ample bedrooms, all with built in wardrobes\* Separate lounge room plus a family room\* Additional home office, playroom or studio \* Large cupboard filled kitchen\* Two updated bathrooms, main with stunning double glazed sky window \* Ducted reverse cycle air conditioning\* Solar panels\* Fantastic covered deck, ideal for entertaining\* Large private yard with electric gate access \* Established gardens and fruit trees\* Single garage plus a carport\* Plenty of secure off street parking space\* Close distance to Belconnen Town Centre \* Easy access to the City \* Excellent position near to Kippax, with park oppositeLand Size: 1,126sqmLiving Size: 157sqm (approx.)EER: 0.5Rates: \$2,544pa (approx.)Land tax: \$3,690pa (approx. if rented)UCV: \$406,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.