

9 Solomon Cres, Latham, ACT, 2615

Sold House

Monday, 24 July 2023



9 Solomon Cres, Latham, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Frank Walmsley

9 Solomon Crescent, Latham ACT 2615

The most common questions buyers ask about properties going to auction.

What is a ballpark price? What are they expecting? The owner's reserve is \$735,000; you will own it if you are the only registered buyer and bid \$735,000 on the auction day.

Why are they selling? The owner owns a home on the same street; they can't keep two houses and must sell one.

Are there any problems with the home or unapproved structures? The auction agreement is attached to this website; we recommend you read it.

According to the independent building and compliance report, the carport that runs parallel to the northern boundary is the only unapproved structure. This is a class 10 structure that sides a driveway.

There was some evidence of borer activity; however, the written inspection references, " the species of borer is believed to be *Lyctus brunneus*, no treatment of the area is required".

According to the detailed report, there is no termite activity, and this type of borer activity is commonplace in homes in established Canberra suburbs.

Will they sell pre-auction? This home is suited to first-home buyers or those reentering the property market; as such, we will remove the pressure of pre-auction offers and provide you sufficient time to make stress-free enquires and organise finance and review. We will not be selling pre-auction.

What settlement, deposits and occupancy:

Buyers can exclusively determine their settlement period from 10-60 calendar days.

On auction day, you will need \$1000, which will be transferred to the trust account or cash to make it easier. Within five working days, you must transfer the balance of 5% or 10% of the deposit. Regardless 10% of the purchase is at risk as auctions are unconditional.

The owner is prepared to let the buyer take occupancy early and move in between exchange and settlement on the basis the buyer covers insurance and rates, and nominal rent is agreed. What the owner loves about the home and the location:

"The location is everything, and this spot has it all. With a wide range of amenities within easy reach, from supermarkets, restaurants and schools, I enjoy the convenience of having everything I need just a short distance away. Quans Kitchen is a hidden treasure of the North!"

"One of my favourite things about my home is the beautiful, sprawling tree that stands tall in my front yard. It's a real showstopper and adds so much character to my property, and it brings beautiful parrots to the yard."

"The longevity of my neighbours in this area speaks volumes about the wonderful qualities of this area of Latham. After all, I own two houses in the street."

"I absolutely love how close my house is to local walking tracks and dog paths. It's like having a nature paradise right in my backyard! I can easily take my furry friend for long walks whenever I want."

Property Key Details:

Block Size: 715m2 Building Size: 119sqm approx Rates: \$2,681* (2022) Land Taxes (if rented): \$4,018* (2022) Rent: \$630-\$680 per week