

# 22A Stretton Crescent, Latham, ACT 2615

## Sold House

Wednesday, 12 June 2024

22A Stretton Crescent, Latham, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



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## Contact agent

Welcome to your dream home in one of Latham's finest neighbourhoods, offering unparalleled comfort and sophistication. This stunning residence boasts an array of desirable features, promising an exquisite living experience. Situated in a highly sought-after neighbourhood in Latham, this property offers the perfect blend of tranquillity and convenience. Enjoy comfortable outdoor living in the lush surroundings complemented by meticulously maintained established gardens. Revel in the luxury of tile floors and plush carpeting in the bedrooms, creating an ambiance of warmth and style throughout. Experience year-round comfort with ducted heating and cooling systems, ensuring optimal indoor temperatures no matter the season. The main bedroom features an ensuite bathroom and walk-in robe, offering both privacy and convenience. Two additional bedrooms also come with built-in wardrobes, providing ample storage space for all your belongings. Spanning across 772m<sup>2</sup>, this property offers plenty of space for outdoor activities and entertainment. Benefit from a lock up garage with a convenient carport and a workshop/storage area, catering to all your vehicle and storage needs. The rear yard provides vehicle access, offering flexibility for various hobbies or additional storage requirements. Just a short 7-minute drive to the University of Canberra and its renowned four-season garden, ensuring easy access to education and recreational facilities. Don't miss this incredible opportunity to secure your slice of paradise in Latham! Schedule your viewing today and experience the epitome of modern living. Contact us now to arrange an inspection.

Features:- Prime Latham location- Ensuite and walk-in robe in the main bedroom- Built-in wardrobes in additional bedrooms- Inside Spa- Air conditioning with both cooling and heating capabilities- Beautiful established gardens- Rear yard vehicle access- Extra carport- Outdoor Shed- Outdoor barbecue area

Location:- 6 mins drive to Westfield Belconnen- 7 mins drive to the University of Canberra- 10 mins drive to CIT- 11 mins drive to Calvary Hospital- 14 mins drive to ANU- 17 mins drive to Canberra Centre- 23 mins drive to Canberra Airport

Property Numbers: (approx.)- Internal area: 139 m<sup>2</sup>- Garage: 24.5 m<sup>2</sup>- Total Living area: 163.5 m<sup>2</sup>- EER: 3.0-

Rates: \$701.10 per quarter- Rent estimate: \$600.00 per week- Built: 2012