

7 Powers Pl, Latham, ACT, 2615

STONE

House For Sale

Friday, 9 August 2024

7 Powers Pl, Latham, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Inviting and Renovated Family Retreat

Welcome to this delightful home in Latham, where comfort and warmth create a perfect family retreat. From the moment you enter, you'll feel the inviting atmosphere, with the main bedroom offering built-in robes and additional generously sized bedrooms ensuring ample space for everyone. The bright, north-facing living and dining area is bathed in natural light, making it a welcoming space for gatherings and relaxation. The well-equipped kitchen and convenient laundry enhance daily living, while ducted gas heating, ceiling fans, and a split systems ensure year-round comfort. The spacious backyard invites outdoor enjoyment, and the oversized single car garage provides secure parking and extra storage. Embrace a relaxed lifestyle in this charming Latham residence.

Features Overview:

- North facing lounge and dining
- Oversized single level floorplan
- Downlights throughout
- 2.2kw - 45c per kw
- NBN connected with FTTN
- Age: 53 years (built in 1971)
- EER (Energy Efficiency Rating): 1 Stars
- New bathroom and laundry completed in 2023

Sizes (Approx)

- Internal Living: 115.47 sqm
- Garage: 30.09 sqm
- Total Residence: 145.56 sqm
- Block Size: 568 sqm

Prices

- Rates: \$655 per quarter
- Land Tax (Investors only): \$1175.45 per quarter
- Conservative rental estimate (unfurnished): \$610 - \$640 per week

Inside:

- Main bedroom with built-in robes
- Generously sized bedrooms
- Well-appointed main bathroom with a separate toilet
- Bright, north-facing living and dining area
- Functional kitchen
- Convenient laundry
- Single car garage
- Ducted gas heating, ceiling fans, and split systems in family area and each bedroom

Outside:

- New roof repointing and painted
- Double colourbond gate for extra secure car space
- Freshly painted fences
- Spacious backyard perfect for relaxation and outdoor activities

Construction Information:

- Flooring: Timber bearer and joists to the main living areas
Concrete slab to the bathroom
- External Walls: Brick veneer

- Roof Framing: Timber: Conventionally pitched roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Roof Insulation: Thermal Insulation value approximately R-2.5

Latham is a charming and well-established suburb located in the Belconnen district of Canberra. Known for its leafy streets and family-friendly atmosphere, Latham offers a perfect blend of convenience and tranquility. The suburb features a range of amenities, including local shops, parks, and recreational facilities, making it an ideal place for families and professionals alike. Latham is home to several reputable schools and is well-connected to public transport, providing easy access to the Belconnen Town Centre and Canberra's city centre. The suburb's community spirit is evident in its well-maintained public spaces and active local groups, making it a welcoming place to call home. Whether you're looking for peaceful living or easy access to urban conveniences, Latham offers a relaxed lifestyle with all the essentials close at hand.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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