

**8 Stumm Pl, Latham, ACT, 2615**



**House For Sale**

Saturday, 3 August 2024

8 Stumm Pl, Latham, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Eoin RyanHicks



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## Charming North-Facing separate title home

This delightful, single-level, three-bedroom home that perfectly balances comfort, style, and convenience. This north-facing property features beautifully renovated kitchen and bathroom areas and offers a variety of benefits for a wide range of buyers, from investors to first-time homeowners or those looking to downsize.

Enjoy the inviting living spaces that provide ample room for relaxation and entertainment. The open-plan design creates a seamless flow between the living, dining, and beautifully renovated kitchen, perfect for modern family living. The recently renovated kitchen is a standout feature, boasting contemporary appliances, ample storage, and a stylish design that will inspire your inner chef. It's the heart of the home, where family meals and memories are made.

The property offers three well-sized bedrooms, each with plenty of natural light and built-in wardrobes. The home is designed for ease of living, all on a single level. The renovated bathroom is both functional and stylish, providing a luxurious space to unwind and refresh.

Step outside to enjoy not one, but two private courtyards, perfect for outdoor gatherings, gardening, or simply unwinding in the fresh air. These spaces offer versatility and charm for all your outdoor activities. Additionally, the home includes an internal access garage, and air conditioning, and is separately titled, ensuring privacy and ease of ownership.

Positioned in a peaceful cul-de-sac, 8 Stumm Place is close to local schools, ovals, and just a short drive to the Kippax shopping precinct and Belconnen Town Centre. The location offers the perfect blend of tranquillity and convenience.

This home is ideal for various buyers. Investors will find it an easy-care investment opportunity with strong rental potential. First-home buyers will appreciate the modern amenities and convenient location. For those looking to downsize, this is the perfect home, offering comfort, style, and low maintenance.

Don't miss the opportunity to make this wonderful property your new home. Experience the perfect blend of comfort, convenience, and community at 8 Stumm Place, Latham. Contact us today to arrange a private inspection or we will see you at the next open home.

### Features:

- ☑ Separately titled
- ☑ Three large bedrooms all with built-in-robos
- ☑ Single car garage with internal access
- ☑ Renovated kitchen & bathroom
- ☑ Two private courtyards
- ☑ Beautiful alfresco area
- ☑ Walking distance to local schools, oval & shops
- ☑ 118m<sup>2</sup> of living
- ☑ 348m<sup>2</sup> of land

Rates: \$2,279 pa approx

Land Tax: \$3,001 pa approx

EER: 3.5

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