



14/48 Dalley Crescent, Latham

Best & Final Offers by 12pm Wednesday 4th of Feb

This generously sized apartment offers 84sqm of internal living space, featuring a large sunny living room with a private balcony, a separate dining or second living area off the updated kitchen, and abundant natural light throughout. Neat as a pin, this charming unit is move-in ready.

Latham is known for its leafy streets, friendly community, and easy access to everything. Close by public transport puts you minutes from local schools, playing fields and cafes, Kippax shops, University of Canberra, and Belconnen Town Centre.

This is a brilliant property for starting your real-estate journey. As a first home buyer you'll reap the rewards of a property that can be held as an investment to provide a leapfrog into a larger home down the track. For investors, this is also an ideal property in a suburb known for its solid rental returns and ideal proximity to local amenities.

Contact Jake and Olivia today for more information or to book your next inspection.

Key features:

2 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Gungahlin
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Sold with vacant possession - ready to move in or lease out straight away
 - 84sqm of internal living space with an abundance natural light
 - Large open plan living space with balcony access and split system air conditioning
 - Contemporary full-sized kitchen has been refreshed with stone benchtops, upgraded flooring, and modern cabinetry, offering plenty of storage
 - Bedroom 1 features mirrored built in robes and split system air conditioning unit
 - Bedroom 2 appointed with mirrored built in robes
 - Large bathroom with bathtub and separate toilet
 - Full size laundry
 - Intercom secure access
 - Low maintenance & easy-care living
 - Set in a quiet two storey boutique complex
 - Private carport and storage area
- Quick stats:
- Year built: 1974
 - Internal living size: 84sqm approx. (not including balcony)
 - Rates \$650pq approx
 - Land tax (investors only): \$887pq approx.
 - Strata fees (administration + sinking fund contributions): \$983pq approx.
 - EER: 3.0

MORE DETAILS

Property ID	368NGCY
Property Type	Apartment
House Size	84 m2
Land Area	4563 m2
EER	3

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

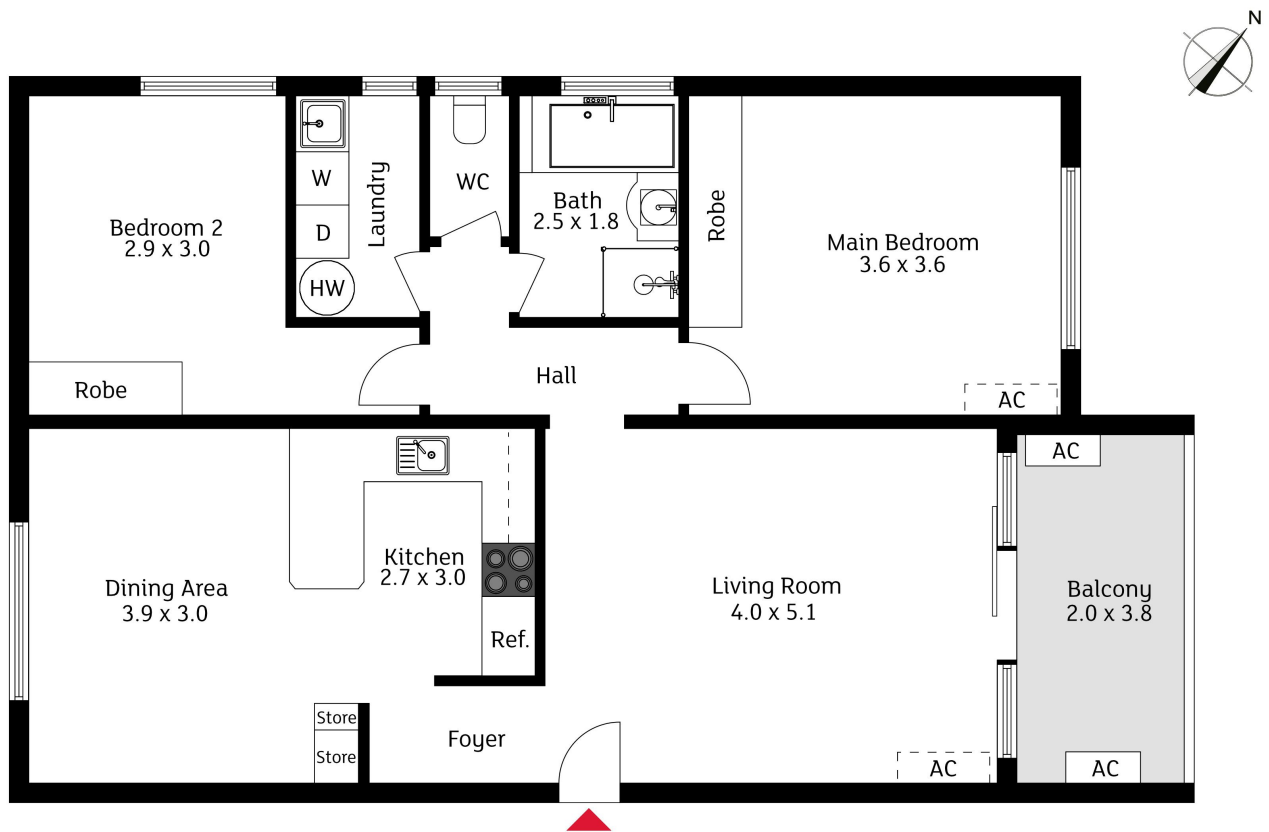
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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 **LJ Hooker**