



4B Mein Place, Latham

## Modern Living, Thoughtfully Designed

- Site Auction | Saturday the 11th of April at 11:30am

### FIND.

Tucked away in a quiet cul-de-sac in the heart of Latham, this near-new home delivers modern design, thoughtful functionality and a sense of comfort from the moment you arrive. Completed in 2023 and finished to a high standard throughout, the home has been carefully designed to offer a practical layout, quality finishes and easy family living.

Set on a low-maintenance 400sqm block, the home offers a contemporary lifestyle with space to entertain, relax and enjoy the peaceful surroundings of this established suburb.

### LOVE.

Step inside and you are immediately welcomed by a light-filled interior, enhanced by timber-look vinyl flooring throughout the living areas and soft wool carpets in the bedrooms, creating a warm yet refined atmosphere.

At the centre of the home sits a beautifully appointed modern kitchen featuring electric induction cooking, sleek cabinetry and high-end finishes, designed to bring together functionality and style. The

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### FOR SALE

Auction

### AGENTS

Eoin Ryan-Hicks  
0424 042 419  
eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz  
0415 366 287  
olivia.schultz@ljhkipax.com.au

### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

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.



kitchen flows effortlessly into the open plan living and dining area, creating a seamless space for both everyday living and entertaining. The floorplan has been cleverly designed for flexibility, with the master bedroom located downstairs, complete with a walk-in robe and private ensuite, providing a peaceful retreat away from the rest of the home. Upstairs, two additional bedrooms with built-in robes are serviced by a well-appointed bathroom with a separate WC, ideal for family living. Comfort is assured year-round with reverse cycle ducted heating and cooling, while double glazing throughout ensures energy efficiency and a quiet, comfortable interior.

#### LIVE.

Outside, the home continues to impress with a covered entertaining area that creates the perfect setting for weekend barbecues, relaxed evenings and gatherings with friends and family.

The backyard offers a grassed area for children or pets to play, while the unique addition of a catio provides a safe and secure outdoor space for furry family members.

A double car garage, modern finishes throughout and the benefits of a near-new build make this home a truly effortless lifestyle opportunity. Combining style, comfort and practicality in a peaceful location, this is a home ready to be enjoyed from day one.

#### ABOUT THE AREA

##### Local Transport:

- Local bus routes connecting to Belconnen Town Centre and Canberra CBD
- Easy access to major arterial roads

##### Shopping & Dining:

- Kippax Fair Shopping Centre
- Belconnen Westfield
- Local cafes and restaurants throughout Belconnen

##### Schools:

- Latham Primary School
- St Francis Xavier College
- Hawker College

#### OVERVIEW

- Three bedrooms, all with built-in robes
- Master bedroom downstairs with walk-in robe and ensuite
- Two bathrooms plus additional powder room downstairs
- Double car garage with internal access
- Double glazing throughout
- Reverse cycle ducted heating and cooling
- Electric induction cooktop
- Beautiful modern finishes throughout
- Wool carpet in bedrooms
- Timber-look vinyl flooring throughout living areas
- Covered outdoor entertaining area
- Grassed backyard area
- Catio for pets
- Fantastic modern floorplan designed for practical living
- Alucom security screen door

#### RATES / SIZE

Land Size: 400sqm approx.

Living Size: 191sqm approx.

Rates: \$,2913.85 p.a approx

Land Tax :\$3,831.00 p.a approx

EER: 6.0

Year Built: 2023

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## MORE DETAILS

Property ID	1J10F9U
Property Type	DuplexSemi-detached
House Size	191 m2
Land Area	400 m2
EER	6
Including	Ensuite

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
Eoin.ryan-hicks@ljhooker.com.au

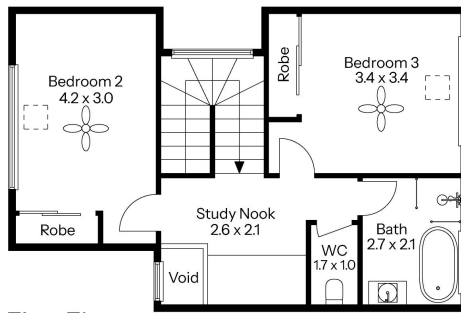
### Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kipax.ljhooker.com.au | kippax@ljhooker.com.au





First Floor



Ground Floor

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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