



1 Hibbins Place, Latham

Family Home or Future Development




This home presents a great opportunity for either an astute investor looking for a RZ2 Block for future development, or a family looking to move in to live in a great area.

With close proximity to arterial roads to Belconnen CBD, Canberra CBD it's wonderfully convenient. Your local shops include Charnwood Shops and Kippax Fair, both within a 5 minute drive.

The home has been freshly painted, with new carpets and flooring installed. With ample living space for the whole family with a separate dining and living space. The back yard is a blank canvas for you to do as you please and the garage is generous to accommodate a workbench and additional storage.

Property Features:

- 771sqm RZ2 Block
- Fresh paint, flooring, carpets
- Generously sized Master bedroom with built-in robe
- Large, secure north facing back yard
- Large Garage
- Easy access to: Proximity to Belconnen CBD, Canberra CBD

4  1  2 

FOR SALE
Auction

AGENTS

Duncan Walker
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dwalker@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.

 **LJ Hooker**

- Short Drives: Myriad of schools, Charnwood Shops, Kippax Fair Shopping Centre

Property Statistics:

- Land Size: 771sqm
- House Size: 115sqm
- Garage Size: 36sqm
- EER: 1.0
- Rates: \$2,724 p.a.
- Land Tax: \$4,381 p.a. (investors only)
- UV: \$546,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP0H6F8H
Property Type	House
House Size	115 m2
Land Area	771 m2
EER	1
Including	Fully Fenced

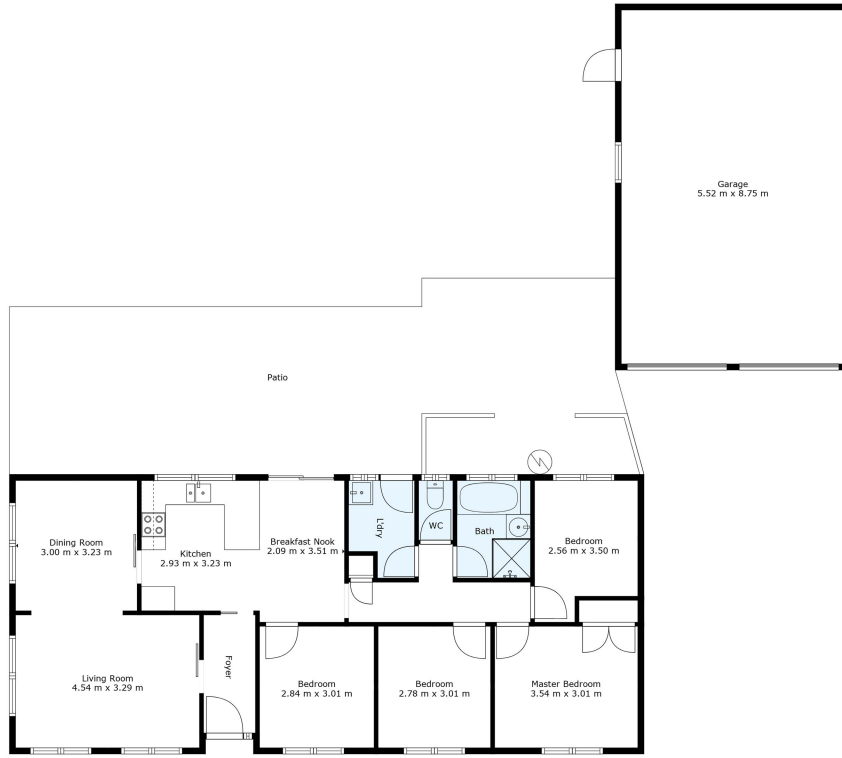
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.