



## Latham, 12 Stumm Place

Beautifully Renovated and Low Maintenance

Tastefully updated and modernised, this well maintained, easy care home is set in a quiet cul de sac with a lovely park at the end of the street. And with brand new carpets and quality flooring, fresh new paintwork and a modern renovated bathroom, there is nothing to do other than move in.

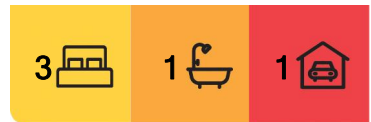
Offering a northerly aspect, the spacious open plan living areas have a gorgeous leafy outlook to the private established gardens, through floor to ceiling windows.

The kitchen is a great size with stainless appliances and an induction cooktop, and the large bathroom has been recently renovated with floor to ceiling tiling, and additionally it is well set up for accessibility.

All three bedrooms are a great size with built in wardrobes, also offering garden views from each room, and the home has been well appointed with some great quality inclusions,



**Disclaimer:** 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.



**For Sale**  
\$699,000+

**View**  
[ljhooker.com.au/357HGCV](http://ljhooker.com.au/357HGCV)

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**EER** ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

such as reverse cycle air conditioning.

Outdoors the gardens are private, secure and with well established shrubs and trees. There is also a good sized garage with internal access, an additional garden shed and plenty of extra storage space.

Located within minutes of Latham Playing Fields, the bus stop, primary school and local Latham shops, with a great coffee shop and friendly Turkish restaurant, the location is ideal. The walking trails of nearby Umbagog Park are a wonderful treat and shopping at Kippax is just a short distance away, as is access into the Belconnen Town Centre.

Neat little homes like this one don't come up often. Be quick to inspect!

- Separate title single level courtyard home
- No restrictive body corporate fees
- Tastefully updated and well maintained
- Three large bedrooms, all with built in wardrobes
- Spacious open plan light filled living areas
- Floor to ceiling picture windows capturing a lovely garden outlook
- Great sized kitchen with stainless appliances and an induction cooktop
- Recently renovated bathroom with accessibility
- Two reverse cycle split system air conditioning units
- Oversized single garage with internal access
- Near level courtyard block
- Secure private low maintenance backyard with plenty of space for a small pet and a vegetable garden
- Lovely quiet cul de sac with loads of additional parking for visitors and a park just metres away
- Great location near to Umbagog Park, Latham Playing Fields, local shops, primary school and thriving Kippax

Quick stats :

Internal living size: 115.73sqm approx.

Garage size: 26.31sqm approx.

Total size: 142.04sqm approx.

Land size: 348sqm approx.

Year built: 1977 approx.

Rates: \$2,302pa approx.

Land tax (only if rented): \$3,391pa approx.

EER: 5.0 stars



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## More About this Property

<b>Property ID</b>	357HGCY
<b>Property Type</b>	House
<b>House Size</b>	116 m2
<b>Land Area</b>	348 m2
<b>EER</b>	5
<b>Including</b>	Air Conditioning Open Plan Induction Cooktop Electric Hotwater New Carpets Vinyl Plank Large Bedrooms Leafy Garden

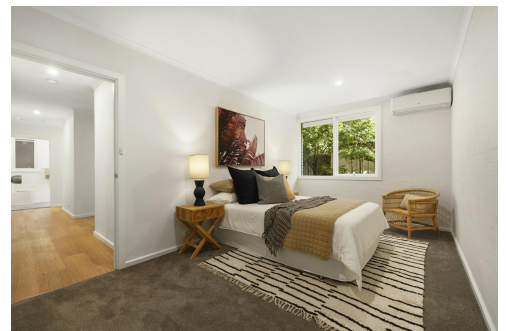
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Stumm Place, Latham

Produced by DIAKRIT