



17 Kinchela Crescent, Latham

## Vaulted Ceilings and Modern Comforts

Welcome to a beautifully presented split-level home offering space, comfort and modern upgrades throughout. A private paradise for a family to call home.

The home features a brand-new kitchen complete with stone benchtops and quality appliances. Vaulted ceilings enhance the lounge and dining areas, complemented by a striking feature fireplace that creates a warm and inviting atmosphere. Large windows frame the leafy and private backyard.

Accommodation includes a generous master bedroom with ensuite and built-in robe, plus three additional bedrooms, two with built-in robes. Year-round comfort is assured with split-system heating and cooling.

Surrounded by lush established gardens the outdoor living is well catered for with a deck and pergola, ideal for entertaining, along with solar panels, a garden shed and carport. Direct access from the back fence takes you to parkland and Ginninderra Creek.

Moments away from the Kippax shopping centre, local schools,

4 2 1

### AUCTION

Sat 28th Feb @ 12:45PM

### VIEW

Sat 21st Feb @ 2:00PM - 2:30PM

### AGENTS

George Vlandis  
0437 398 774  
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### 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.





shops, transport and amenities.

- Brand new kitchen
- Stone bench tops and quality appliances
- Vaulted ceiling in the lounge and dining
- Feature fireplace in lounge
- Master bedroom with ensuite and built in robe
- 3 additional bedrooms, 2 with built in robes
- Split system heating and cooling
- Deck and pergola
- Solar
- Garden shed and carport
- Access to parkland and Ginninderra Creek

- Year built: 1982
- Land Size: 1008sqm
- Property size: 160sqm
- Carport: 31sqm
- EER: 2.5
- Rates: \$2,821p.a
- Land Tax: \$4,696p.a (investors only)

**Disclaimer:**

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## MORE DETAILS

Property ID	HP0VUF8H
Property Type	House
House Size	160 m2
Land Area	1008 m2
EER	2.5

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

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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.*