



LJ Hooker



LJ Hooker



LJ Hooker

18 Denny Street, Latham

## The Perfect Start for First Home Buyers & Young Families




A warm and inviting home that offers the ideal blend of space, comfort, and practicality for those starting out or growing a family.

Inside and you'll immediately appreciate the generous lounge room with high ceilings, creating a bright and open space where the whole family can relax together. The timber kitchen provides plenty of cupboard space, making everyday living easy and functional.

All three bedrooms are well-sized and feature built-in robes, offering great storage for busy households. The renovated bathroom and laundry add a fresh, modern touch, so you can move straight in and enjoy.

The spacious backyard perfect for kids and pets to play safely, a pergola for weekend BBQs, and side access for added convenience. A single garage and garden shed complete the family friendly package.

Savvy buyers looking for future potential will appreciate that the property is zoned RZ2, offering excellent opportunities to redevelop, rebuild, or add a second dwelling at the rear.

3  1  1 

### AUCTION

Sat 2nd May @ 11:30AM

### VIEW

Thu 16th Apr @ 5:00PM - 5:30PM

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
0405 220 461  
apoudel@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**

- Three bedrooms all with built in robes
- Generous lounge with high ceilings
- Timber kitchen with plenty of cupboard space
- Renovated bathroom and laundry
- Split system air-conditioning and ducted heating
- Single garage and garden shed
- Side access to backyard
- Pergola and generous backyard

- Year Built: 1973
- Land Size: 777sqm
- Property Size: 118sqm
- Carport and Shed Size: 46sqm
- EER: 1.0
- Rates: \$3,260 p.a.
- Land Tax: \$5,914 p.a. (investors only)

**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.

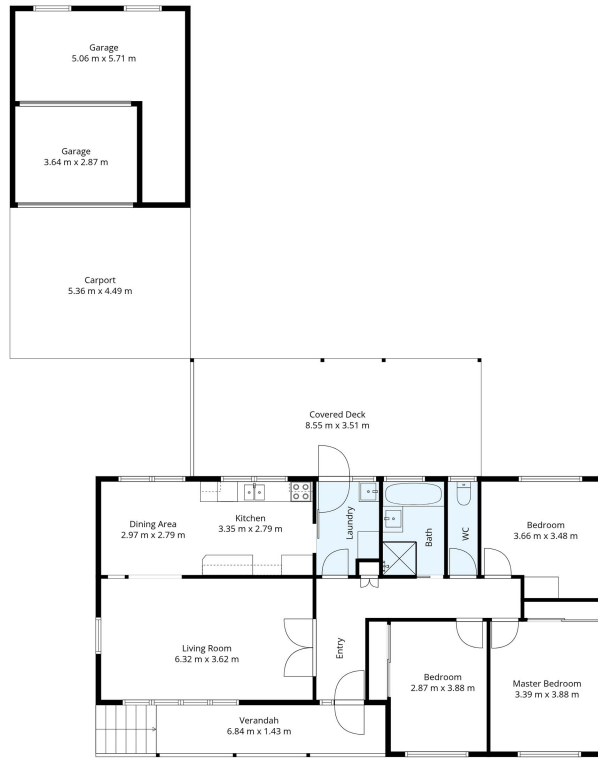
## MORE DETAILS

Property ID	HP10TF8H
Property Type	House
House Size	118 m2
Land Area	777 m2
EER	1
Including	Air Conditioning Built-in-Robes

**George Vlandis 0437 398 774**  
 Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)  
**Anushka Poudel 0405 220 461**  
 Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**  
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





**18 Denny Street, Latham**

*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.*