



Latham, 238 Southern Cross Drive

Spacious Family Living in a Prime Latham Location

High set and positioned well back from the road, this well maintained home offers the perfect blend of convenience, lifestyle and affordability, while being ideally located close to anything you could need.

The home features spacious, light-filled living areas that include generous lounge and dining rooms and an additional meals area- all designed with family living in mind.

While the home has been modernised with thoughtful updates to the kitchen, bathroom, flooring and inclusions, there is still plenty of opportunity to make further improvements and add your personal flair.

The large, well-maintained enclosed backyard is perfect for children and pets to play, with an expansive covered entertaining area ideal for relaxed weekend BBQs, further complemented by an inviting salt water inground pool, ideal for summertime!



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.

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For Sale
By Negotiation

View
ljhooker.com.au/3544GCY

Contact
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EER

LJ Hooker Gungahlin
(02) 6213 3999

The home also has a large separate workshop, perfect for hobbies or additional storage, as well as a double carport tucked away behind secure gates. Set on an RZ2 block in this prime location, there is also great potential to consider investment and future development opportunities down the track.

Just minutes from the popular Kippax shopping area, with parkland, ovals, walking trails and schools all nearby, the position really couldn't be better. Don't miss the opportunity to inspect!

- RZ2 zoning for potential future development
- Three ample bedrooms
- Light filled spacious living areas
- Tastefully updated, yet with plenty of scope to modernise
- Ducted gas heating
- Evaporative cooling
- 6.6KW of solar panels
- Plenty of storage space both inside and out
- Double carport plus a great sized powered workshop
- Loads of additional off street car parking
- Sparkling saltwater pool
- Large fully landscaped established gardens
- Great position near to Kippax, local shops, schools and bus

Quick Stats:

Internal living size: 114sqm approx.

Carport & Work Shop: 48sqm approx.

Pergola: 31.50sqm approx.

Land size: 872sqm approx.

Year built: 1973 approx.

Rates: \$3,189.30pa approx.

Land tax (only if rented): \$5,885.52pa approx.

EER: 1.5stars



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More About this Property

Property ID	3544GCY
Property Type	House
House Size	114 m ²
Land Area	872 m ²
EER	1.5
Including	Ducted Heating Evaporative Cooling Pool Electric Cooking Gas Hotwater Solar Heated Salt Pool

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