



LJ Hooker



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24 Pohlman Street, Latham

Held for 54 Years, Now Offered for Sale

A fantastic generational opportunity to secure a spacious family home in one of Latham's most convenient pockets has come to market. Positioned in a quiet and family friendly street this large family home offers space, comfort and flexibility for modern living as your family grows.

The layout offers separation between the formal lounge and dining to the extended kitchen, meals and family room. Offering plenty of bench and storage space the kitchen features a double oven.

Four generous bedrooms down the hall all offer large built-in robes and have use of the practical bathroom. The master has its own ensuite. The home features plenty of built in storage. Downstairs the rumpus room is an excellent and versatile space for kids, extended family, or a home office or business.

Outside the home continues to impress with landscaped and private gardens perfect for children and pets. The generous covered outdoor entertaining area is perfect for those who love to entertain or enjoy a quiet summer barbeque.

4 2 2

FOR SALE
Auction

AGENTS

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AGENCY

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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.



Conveniently located close to schools, shops, parks and public transport this home is one for the whole family.

- Elevated position with views
- Formal and informal living areas
- Master bedrooms with built in robe and ensuite
- All bedrooms with built in robes
- Rumpus room downstairs with internal and external access
- Double garage with internal access
- Outdoor entertaining
- Established gardens with side access to backyard
- Two water tanks
- Ducted reverse cycle heating and cooling
- Close to local parks, shops, schools and public transport

- Build Year: 1972
- Land Size: 704sqm
- Property Size: 300sqm | Living: 189sqm | Rumpus: 48.5sqm | Garage: 62.5sqm
- EER: 0.5
- Rates: \$3,140 p.a.
- Land Tax: \$5,764 p.a. (investors only)
- UV: \$520,000

Disclaimer:

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MORE DETAILS

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|---------------|----------|
| Property ID | HP0UJF8H |
| Property Type | House |
| House Size | 300 m2 |
| Land Area | 704 m2 |
| EER | 0.5 |

George Vlandis 0437 398 774

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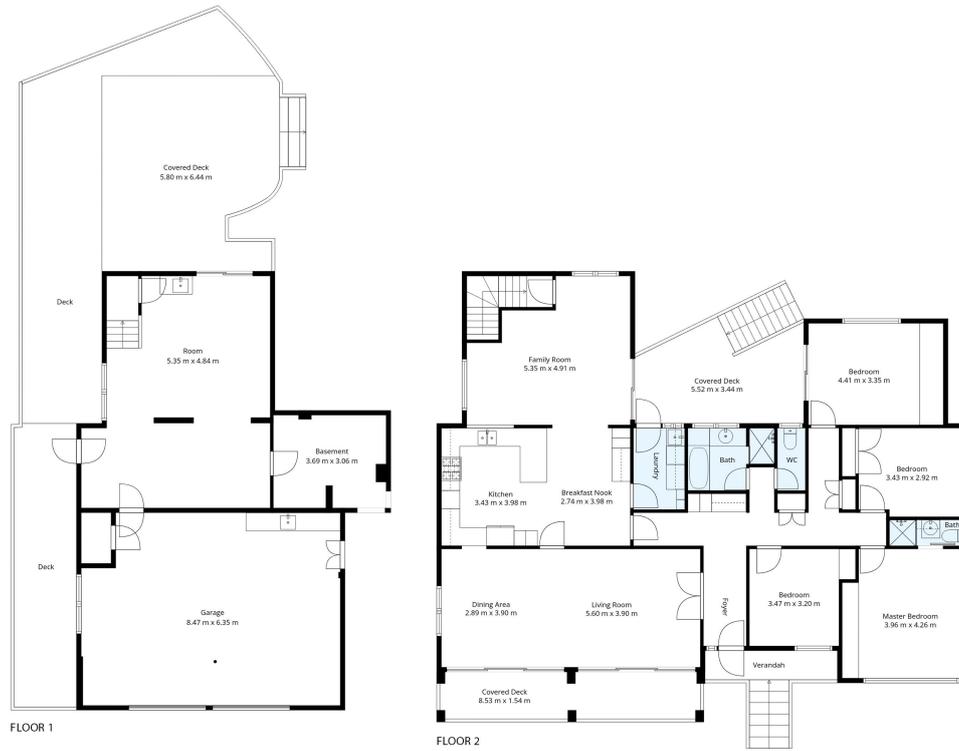
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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