







240 Southern Cross Drive, Latham

Ready Before Christmas - Large, Sun Drenched Family Living in a Prime Location

Modern Family Living in Latham

Secure your future home in the established and highly sought after suburb of Latham, with this thoughtfully designed house and land package offering space, comfort and modern living on a generous 476m² block.

With only a 5% deposit required, this is an outstanding opportunity to secure your brand new dream home and be ready to move in before Christmas.

With approximately 200m² of total living and garage space, including 146.7m² of internal living and a 34.4m² double garage, this home is designed to suit growing families, first home buyers and investors alike.

Featuring 4 bedrooms, 2 bathrooms, 2 living areas and a double garage, the home combines practical family living with quality inclusions and a strong focus on energy efficiency.

4 2 2

FOR SALE
$1,090,000 +

VIEW
By Appointment

AGENTS

Hamid Muradi
0424 858 600
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega
0491 106 485
Joaquin.Ortega@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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

The North to Rear orientation provides an excellent opportunity to capture natural light throughout the home, while the additional rumpus room offers a flexible space for children, a home office, media room or second living area.

Premium Inclusions & Features:

- 4 spacious bedrooms, including a well appointed master suite
- 2 modern bathrooms
- Double garage with internal access
" Separate rumpus room for added living flexibility
" Approximately 146.7m² of internal living space
" Approximately 34.4m² double garage
" Approximately 200m² total house and garage area
" Generous 476m² block
- North to rear orientation
- LED downlights throughout the home
- Ducted reverse cycle heating and cooling throughout
- 600mm electric cooking appliances
- Energy efficient heat pump hot water system
- EER of 7.0
- Quality tiled flooring throughout
- Modern, functional kitchen and living spaces designed for everyday family living

A Convenient Latham Location:

Positioned in the heart of Canberra's established Belconnen district, Latham offers a peaceful family friendly setting while remaining close to a wide range of everyday amenities. The suburb is surrounded by green open spaces, local parks and walking and cycling paths, with easy access to surrounding suburbs and major roads.

You'll be conveniently located close to Belconnen Town Centre and Westfield Belconnen, providing an extensive selection of shopping, dining, entertainment and services. Lake Ginninderra, the University of Canberra, Canberra Stadium and the AIS are also within the wider Belconnen precinct.

With schools, parks, shops and transport options all within easy reach, this is an opportunity to secure a brand new home in an established and well connected Canberra location.

House and land packages of this quality and size are becoming increasingly difficult to find in established suburbs.

Disclaimer:
Disclaimer: All information contained herein is gathered from 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.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

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.

MORE DETAILS

Property ID	2GBUFHK
Property Type	House
House Size	200 m2
Land Area	476 m2
EER	7

Hamid Muradi 0424 858 600
Sales Consultant | hamid.muradi@ljhookerprojects.com.au
Joaquin Ortega 0491 106 485
Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au











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.



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

LJ Hooker Canberra City

240 Southern Cross Drive, Latham

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