






3 Dalley Crescent, Latham

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## New Year, Charming New Home

Welcome to this warm and inviting home that blends everyday comfort with exceptional convenience. Set on a generous 787 sqm block, this property offers established gardens, functional living spaces, and a location that places everything you need within easy reach.

Step inside to discover three spacious bedrooms, all featuring built-in robes, providing ample storage for the whole family. All living areas and bedrooms are equipped with ducted heating and cooling, ensuring year-round comfort.

The home features an internal laundry, a secure garage, and beautifully maintained gardens complete with several feature trees, offering a peaceful outdoor retreat. Perfectly positioned, you're just a 3-minute drive to Kippax Fair Shopping Centre, 6 minutes to Belconnen Town Centre, and moments from key arterial roads connecting you to Belconnen and the City.

### Features:

- Tastefully updated bathroom
- Functional kitchen with Island
- Three spacious bedrooms with built-in robes
- Spacious living spaces

**FOR SALE**  
Auction

### AGENTS

Duncan Walker  
0452 494 520  
dwalker@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**

- Internal laundry
- Ducted Evaporative Cooling
- Ducted Heating
- Secure two car garage
- Established garden with several feature trees
- 2 Minute walk to bus stop, taking you to Belconnen and the City
- 3 Min drive to Kippax Fair Shopping Centre
- 6 Min drive to Belconnen Town Centre
- Close to arterial roads to Belconnen, City

- Block Size: 787 sqm
- House Size: 134sqm
- Garage Size: 40sqm
- EER: 2.5
- UV: \$414,000
- Rates: \$2,875 p.a.
- Land Tax: \$4,850 p.a. (for investors only)

**Disclaimer:**

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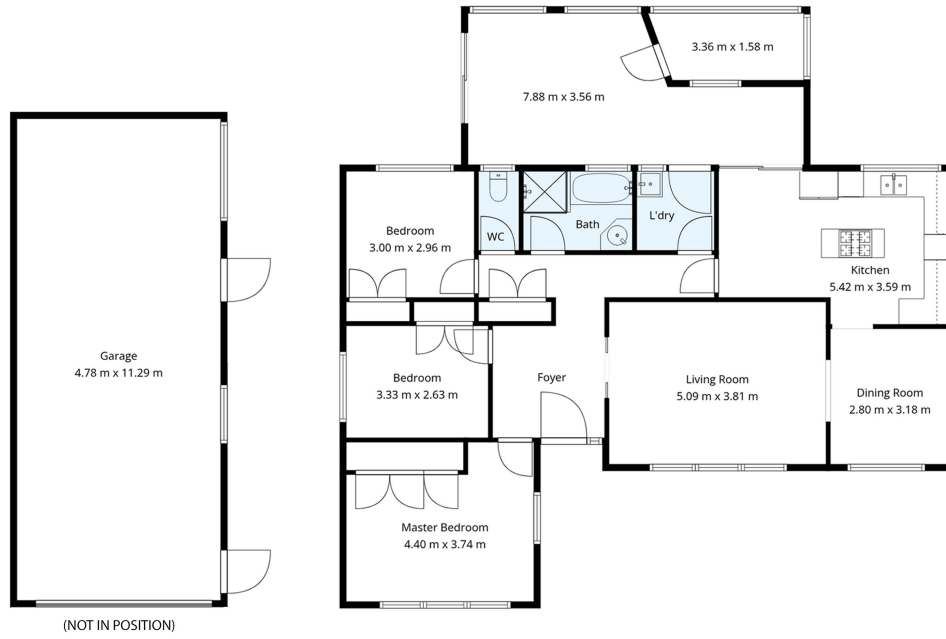
**MORE DETAILS**

Property ID	HP0RYF8H
Property Type	House
House Size	134 m2
Land Area	787 m2
EER	0.5

**Duncan Walker 0452 494 520**  
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