



30 Dalley Crescent, Latham




Character Filled Home on an Enormous 1183sqm Block

Positioned on a huge 1183sqm block beside peaceful reserve, this much loved family home offers a wonderful opportunity for families looking for space, privacy and a home with genuine warmth and personality.

Surrounded by beautifully established park-like gardens, the home features a unique and versatile design with extensive use of glass throughout, allowing natural light and lovely garden views to flow into the living spaces. A bright gallery-style hallway with high ceilings further enhances the sense of light and space throughout the home.

Multiple living areas provide excellent flexibility and separation for families, while the cosy family room with gas fireplace and built-in bar creates a welcoming space to relax or entertain during the cooler months. There is also a handy study nook located near the main bedroom, ideal for working from home or everyday admin.

The kitchen offers excellent storage with an abundance of cupboard space, along with a dishwasher for convenience. Comfort has also been thoughtfully considered with two air conditioning units, including one reverse cycle system, plus underfloor heating in the bedrooms.

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FOR SALE
By Negotiation

VIEW

Sat 13th Jun @ 10:20AM - 10:50AM

AGENTS

Peta Barrett
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AGENCY

LJ Hooker Gungahlin
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outside, the home offers multiple indoor and outdoor entertaining spaces to enjoy with family and friends. There is a fantastic covered entertaining area ideal for weekend BBQs, along with an enclosed front courtyard complete with outdoor TV, creating another private space to relax. The huge backyard is framed by established trees and enjoys the peaceful reserve setting beside the home, while also featuring its own little putt-putt golf recreation corner.

There is plenty of car accommodation with a double carport and additional off-street parking, while those needing extra storage or practical workspace will appreciate the substantial separate workshop and shed complete with shelving, bench space, power, lighting and excellent storage options, ideal for hobbyists, or those needing extra room for projects.

Conveniently located within walking distance to the popular local shops, Latham Primary School and the beautiful walking trails of Umbagog Park, the home is also just a short drive from the thriving Kippax shopping precinct. A bus stop located directly out the front also adds further everyday convenience.

Features Include:

- Enormous 1183sqm block bordering reserve
- Character filled home with unique versatile design
- Three ample bedrooms
- Bright gallery-style hallway with high ceilings
- Extensive use of glass with lovely garden outlooks
- Multiple living areas with excellent separation
- Built-in bar in the family room
- Handy study nook near the main bedroom
- Practical tiled flooring through the living areas
- Large kitchen with abundant cupboard space and dishwasher
- Gas fireplace in the family room
- Two air conditioning units, including one reverse cycle system
- Underfloor heating in the bedrooms
- Covered outdoor entertaining area
- Enclosed front courtyard with outdoor TV
- Beautifully established private gardens
- Huge backyard with little putt-putt golf/recreation corner
- Double carport plus plenty of additional off-street parking
- Large workshop plus additional shed with shelving, bench space, power and lighting
- Walking distance to local shops and Latham Primary School
- Bus stop located directly out the front
- Close to Umbagog Park walking trails
- Short drive to the thriving Kippax precinct

Stats:

Living space: TBAsqm approx.

Rates: \$3,088pa

Land tax (only if rented): \$5,460pa

Year Built: 1972 approx

EER: 2.0 stars



MORE DETAILS

Property ID	36ZHGCY
Property Type	House
House Size	140 m2
Land Area	1183 m2
EER	2
Including	Air Conditioning Spa

Peta Barrett 0499 044 028

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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