



4 Backhouse Street, Latham

Don't turn your **BACK** on this **HOUSE!**




On Backhouse Street in Latham sits a home that makes life feel easy from the moment you step inside. Set on a generous 634sqm block, it offers the space to spread out with multiple living areas, a renovated kitchen, and a charming outdoor deck that naturally becomes the heart of weekend BBQs and evening catch-ups. Three bedrooms, some fresh paint, ducted heating, split-system cooling, and gas hot water mean it's ready for you to move in and simply enjoy.

Immediately off your doorstep lies the breathtaking Umbagog District Park. It's where the Saturday park run takes place, but more than that, it feels like an extension of your own front yard. Leafy walking trails, iconic stepping stones, the little bridge, and the beloved Wombat Stew playground are all right there - spaces most people have to get in the car to reach, yet here they're just steps away.

At the other end of the street, daily life falls neatly into place. A cosy café, local shops, and even a hair salon make errands effortless, while Latham Primary School and after-school care across the road take the stress out of family routines.

The Brief:

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
Auction

AGENTS

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AGENCY

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 **LJ Hooker**

- Generous 634sqm block
- Multiple living areas
- Separate dining
- Renovated kitchen with gas cooking
- Ducted gas heating + split-system cooling
- Charming outdoor deck + garden shed
- 117sqm of living
- Walk to Umbagog parklands, Saturday park run, shops, café, school & childcare

RATES/SIZE:

Land Size: 634sqm approx.

Living Size: 112sqm approx.

Rates: \$2,985 p.a approx.

Land Tax: \$5,163 p.a approx.

EER: 0.5

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MORE DETAILS

Property ID	1HT0F9U
Property Type	House
House Size	112 m2
Land Area	634 m2
EER	0.5

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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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