



4 Moorehead Place, Latham

Moore Living, Less Maintenance, Timeless Design

Auction Location: LJ Hooker Canberra City Auction HQ

- Room Auction | Wednesday 15th July at 6pm | LJ Hooker Canberra City Office




FIND.

Tucked away in a quiet cul-de-sac, this charming single-level home offers the perfect blend of character, comfort and convenience. Beautifully maintained and thoughtfully updated, it captures the warmth of its original 1970s design while embracing modern finishes that make everyday living effortless. Whether you're entering the market, downsizing or searching for a home to grow into, this move-in-ready residence delivers an inviting lifestyle in a peaceful pocket of Latham.

LOVE.

From the moment you arrive, the private front courtyard creates a welcoming first impression, offering a quiet place to enjoy your morning coffee or unwind at the end of the day. Step inside and you'll find a home filled with natural light, enhanced by beautiful timber-look flooring and recently painted interiors.

The versatile floorplan centres around a spacious living area, creating

3  2  0 

AUCTION

Wed 15th Jul @ 6:00PM

VIEW

Sat 20th Jun @ 3:15PM - 3:45PM

AGENTS

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AGENCY

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 **LJ Hooker**

the perfect space for family gatherings, movie nights or simply relaxing in comfort. The updated kitchen has been thoughtfully designed for practicality and style, providing ample storage and functionality while connecting seamlessly to the living spaces. The master bedroom is privately positioned and features built-in robes along with its own ensuite, creating a peaceful retreat at the end of the day. Two additional bedrooms provide flexibility for growing families, guests, a home office or hobbies. Servicing the home is a well-appointed main bathroom with a WC, while the separate laundry offers convenient external access. Modern comforts include split-system heating and cooling, while the low-maintenance yard allows you to spend less time on upkeep and more time enjoying the lifestyle on offer. Blending timeless 70s charm with tasteful modern updates, this is a home that feels instantly welcoming from the moment you walk through the door.

LIVE.

Located in a quiet and family-friendly cul-de-sac, this home enjoys easy access to local schools, shops, public transport and parks. Kippax Fair Shopping Centre is only moments away for everyday convenience, while nearby walking trails, playgrounds and recreational facilities provide plenty of opportunities to enjoy the outdoors. Offering a relaxed lifestyle with everything close at hand, this is a location that continues to be highly sought after by first home buyers, downsizers and families alike.

ABOUT THE AREA

Local Transport:

- Nearby bus stops with easy access to Belconnen and Canberra CBD
- Convenient access to major arterial roads

Shopping & Dining:

- " Kippax Fair Shopping Centre
- " Local cafés and restaurants
- Westfield Belconnen

Schools:

- Latham Primary School
- St Francis Xavier College
- Kingsford Smith School

WHAT THE OWNER LOVES:

"My family loved living here. It was our happy house. The size of the centrally placed kitchen and the layout of separate toilet, bathroom and ensuite made it very functional.

The location is fantastic. So close to many supermarket options, markets, hardware and the town centre just minutes away. Schools on the doorstep.

The reserve and Ginninderra at the end of the cul-de-sac is a wonder. Walking or running here feels like you are in nature and far from the urban busyness. Kids love the stepping stones across the creek and the playground options. And lovely neighbours."

OVERVIEW:

- 3 bedrooms
- Master bedroom with built-in robes and ensuite
- Main bathroom with WC
- Updated kitchen
- Large living area
- Versatile floorplan
- Recently painted throughout
- Beautiful timber-look flooring
- Split-system heating and cooling

- Separate laundry with external access
- Private front courtyard
- Low-maintenance backyard
- Single-level home
- Quiet cul-de-sac location

RATES/SIZE:

Living Size: 108sqm approx.
 Block Size: 337sqm approx.
 Rates: \$2,692 p.a. approx.
 Land Tax: \$4,325 p.a. approx.
 EER: 1.5
 Year Built: 1979

Disclaimer:

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MORE DETAILS

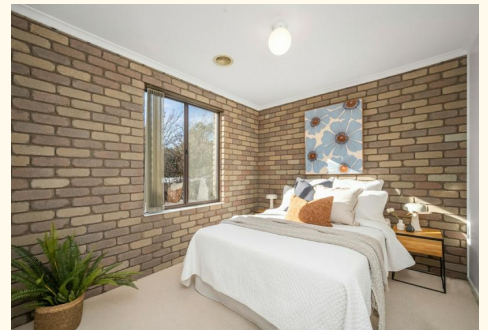
Property ID	1J6HF9U
Property Type	House
House Size	108 m2
Land Area	337 m2
EER	1.5

Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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