



Latham, 43 Dalley Crescent

Ready for Revamp

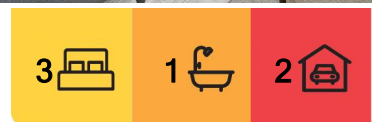
If you're looking for your perfect entry to the real estate market in a sought-after Suburb, you've found it.

The Block:

With a spacious block of land totaling 806 square meters, this property has plenty of room in both the back and front yard to let your imagination flow.

The Home:

This home is in great condition, ready to live in as is or renovate when ready. The living spaces include a functional kitchen and dining, which look out to the back yard. The living room is spacious and flooded with natural light front large front facing windows. Functionality is at the forefront in this home. The large double car garage, secure side gates to the yard and clean under house storage.



For Sale
\$790,000

View
ljhooker.com.au/HNZK3F8H

Contact
Duncan Walker
0452 494 520
dwalker@ljhbelconnen.com.au



Disclaimer: 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.

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

The Location:

You're only a five minute walk to Latham's Oval, the adjoining Primary and Preschool.
You're under a 10 minute walk to the Umbagog District park which is home to Gininderra Creek and two local Play Grounds. The weekly shop is made easy with Kippax Fair Shopping Centre a 3 minute drive away and the Westfield Belconnen 7 minutes in the car.

This is a fantastic opportunity if you've been waiting to jump onto the property ladder. Don't hesitate to get in touch and organise a viewing!

Features:

- * x2 Reverse Cycle Air Conditioning - cooling/heating
- * Functional Kitchen
- * Generous sized bedrooms
- * Large block, spacious back yard
- * Large, double garage
- * Short stroll from Umbagog District Park, Gininderra Creek
- * Under 10 min walk to two local playgrounds
- * 5 min walk to Latham Oval
- * 5 min walk to Latham Primary School, Preschool
- * 3 min drive to Kippax Fair Shopping Centre
- * 7 min drive to Belconnen

- * Build Year: 1973
- * Land Size: 805sqm
- * Living Size: 112sqm
- * Garage Size: 40sqm
- * EER: 1.5
- * Rates: \$2,734 p.a.
- * Land Tax: \$4,403 p.a. (investors only)
- * UV: \$440,000

Disclaimer:

All information contained herein is gathered from external 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 and satisfy themselves in all respects.

More About this Property

Property ID	HNZK3F8H
Property Type	House
House Size	112 m ²
Land Area	805 m ²
EER	1.5
Including	Air Conditioning Fully Fenced

Duncan Walker 0452 494 520

Sales Agent | dwalker@ljhbelconnen.com.au

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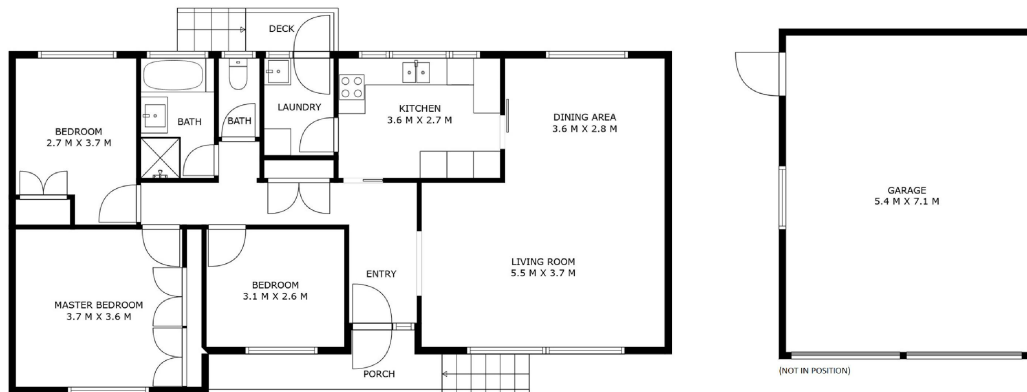
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

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