



## Latham, 45 Denny Street

### So Many Possibilities

Set on an enormous block in excess of 1100sqm, backing gorgeous Umbagog Park, this stunning family home could be the one you've been waiting for. Set on an RZ2 block, and with concept plans already drafted, there is the added possibility for future subdivision and development, making this also an ideal investment opportunity for savvy home buyers or investors.

The large home has been tastefully renovated and extended, one of the main highlights being the spacious open living area at the back of the home, with cathedral ceilings and picture windows looking out to the leafy landscape surrounding. Architecturally designed, the living spaces are light filled and flowing, the unique home design providing plenty of family living space.

Upstairs, there are four good sized bedrooms and a lovely updated bathroom with a freestanding claw foot bath with French doors opening out to the back deck.



**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.

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2

**For Sale**  
\$1,050,000+

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**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

The cupboard filled kitchen is well appointed, featuring a pyrolytic oven, gas cooktop, Miele dishwasher and has a breakfast bar for casual meals.

Downstairs, there is an extra room and also a second bathroom, which could make this area the perfect studio, home gym or teenage retreat.

There is also a large double garage downstairs, with entry from the back of the home, and there is plenty of additional off street car parking space as well.

The huge well established backyard is perfect for those wanting space for children and pets to play. Or, for an astute purchaser looking for development opportunities, there are concept plans already drafted for potential subdivision of the large RZ2 block, with construction of an additional three bedroom dwelling at the back.

Close to Kippax Shopping Centre, which is planned to have a major refurbishment shortly, and with the lovely walking trails of Umbagog Park right behind, the location is ideal. Latham Primary School is also nearby and there is easy access to Belconnen Town Centre and to arterial roads to the City and beyond.

Don't miss this one!

- Four generous bedrooms
- Unique architectural design
- Flowing light filled open floorplan
- Large living room with cathedral ceilings and picture windows capturing the surrounding landscape
- Renovated bathroom with claw foot bath and French doors opening out to the deck
- Cupboard filled well appointed kitchen
- Downstairs studio/ home gym/ teenage retreat with easy access to second bathroom
- Ducted gas heating, evaporative cooling and gas fire
- Timber flooring
- Ducted vacuum system
- Remote controlled side gates for ease of vehicle access
- Double garage with plenty of additional off street parking space
- RZ2 block with concept plans available for subdivision and an additional dwelling
- Huge backyard with leafy established gardens
- Irrigation system and large water tank
- Excellent position backing Umbagog Park
- Walking/ riding path straight to Kippax, with Latham Primary School nearby

Quick Stats:

Internal living size: 215sqm approx.

Upper Level: 188.60sqm approx.

Lower Level: 26.40sqm approx.

Garage: 37.60sqm approx.

Land size: 1,101sqm approx.

Rates: \$2,939 pa approx.

Land tax (only if rented): \$4,883pa

EER: 2.5 stars



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## More About this Property

|               |                     |
|---------------|---------------------|
| Property ID   | 34E9GCY             |
| Property Type | House               |
| House Size    | 215 m <sup>2</sup>  |
| Land Area     | 1101 m <sup>2</sup> |
| EER           | 2.5                 |
| Including     | Evaporative Cooling |

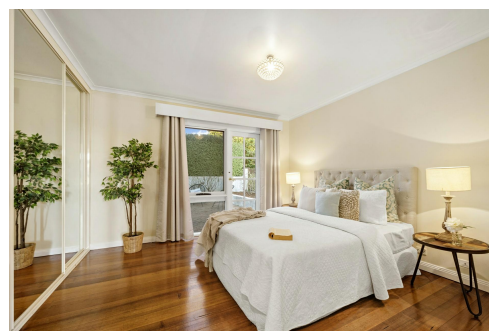
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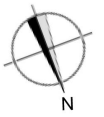
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Ground Floor



Basement

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.

45 Denny Street, Latham

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