



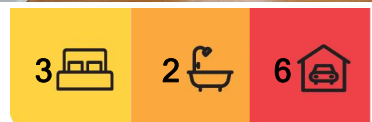
## Latham, 5 Pring Place

### Sellers Chasing A Tree Change

This home presents an opportunity to live in a quiet cul-de-sac in one of Latham's most desirable streets. Sitting high overlooking Umbagog District Park and views out to the Brindabella mountains from the front deck, this home is one you have on your list and one you must see.

This solid property features increasingly rare original Tasmanian oak flooring, a fantastic downstairs garage with plenty of room for a workshop, cars and great access under the house for additional storage. A two car Tandem car port (with tall access!) is perfect for those that need large trailers locked away or a Caravan kept safe from the elements.

The location and community was an integral part of why the seller loved living here. As the seller puts it: "If we could pick up the house, the cul-de-sac with all of our neighbours and transport it to Queensland- We would." From the trusty neighbours in the street, to a short walk to the Umbagog District Park, a stroll to the Latham Primary School and Latham



**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP0BAF8H](https://ljhooker.com.au/HP0BAF8H)

**Contact**  
**Duncan Walker**  
0452 494 520  
[dwalker@ljhbelconnen.com.au](mailto: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



playing fields perfect for even the most outdoorsy types.

Don't hesitate to attend an open home or contact us directly for a private viewing!

Features:

- \* Three generous bedrooms, ensuite in master
- \* Functional kitchen
- \* Open living spaces, plenty of room
- \* Tasmanian Oak hardwood flooring
- \* Large block, spacious and secure back yard
- \* Four car garage and two car carport, all with automatic garage doors
- \* Ducted Heating and Cooling
- \* Seconds walk to reserve
- \* Under 10 min walk to Latham Primary School, short drive
- \* Under 5 min drive to Kippax Fair Shopping Centre
- \* 7 min drive to Belconnen

Statistics:

- \* Land Size: 802sqm
- \* Living Size: 137sqm
- \* Garage Size: 60sqm
- \* Carport Size: 38sqm
- \* EER: 1
- \* Rates: \$2,842 p.a.
- \* Land Tax: \$4,657 p.a. (Investors only)
- \* Unimproved Land Value: \$466,000

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	HP0BAF8H
Property Type	House
House Size	137 m2
Land Area	802 m2
EER	1
Including	Ducted Heating Evaporative Cooling Balcony Dishwasher Floorboards Built-in-Robes Remote Garage

**Duncan Walker 0452 494 520**

Sales Agent | [dwalker@ljhbelconnen.com.au](mailto:dwalker@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

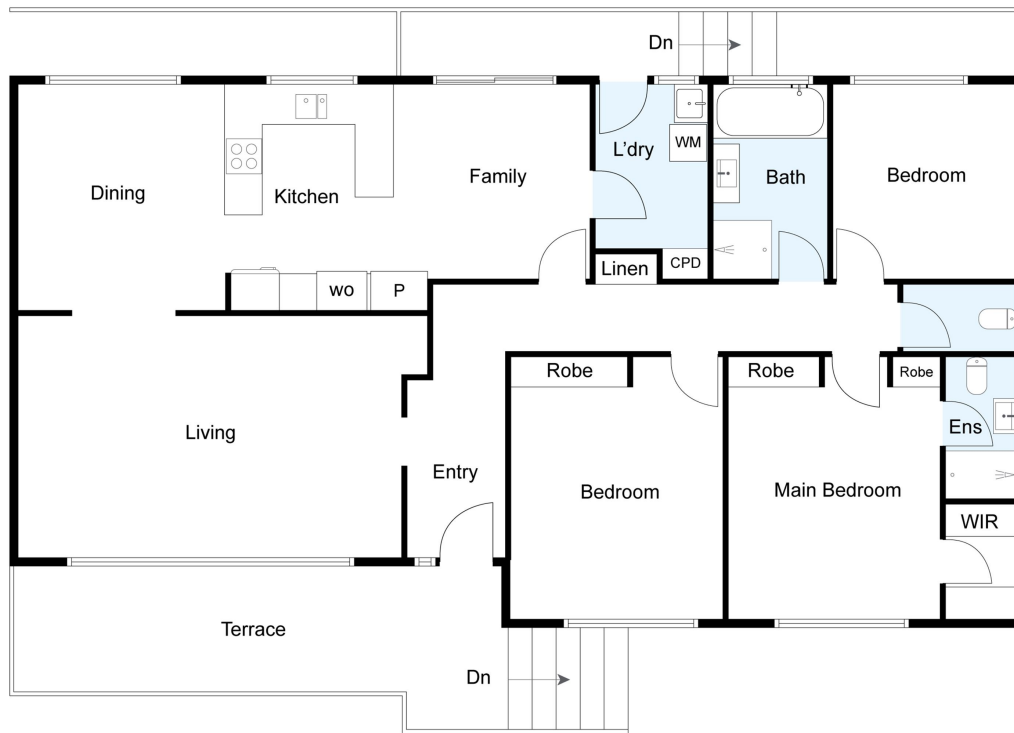
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## 5 Pring Place, Latham



*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.  
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