



Latham, 76 O'Loghlen Street

The Vibe is Everything!

Full of character and ready for its next chapter, this is a rare opportunity to secure a classic, solid family home in one of Belconnen's most loved neighbourhoods.

Behind the timeless red brick exterior, you'll find a clever and adaptable floor plan designed for comfortable living. Three generously sized bedrooms, the master with a built-in robe, are thoughtfully positioned to allow separation from the living spaces - ideal for family life. A central bathroom, a separate toilet, and a warm, light-filled living area with large windows create an inviting atmosphere throughout. Warm timber floors add extra charm, while reverse-cycle heating and cooling ensure year-round comfort.

The bright kitchen flows into the standout feature - a spacious, flat backyard framed by an established garden, offering the perfect balance of privacy and open space for kids, pets, or future plans.



For Sale
Auction

View
ljhooker.com.au/1HNDF9U

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EER ★★★★★



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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.

For the hobbyist or tradie, the powered double garage (with a storage room) plus a double carport provide plenty of space for vehicles, workshops, or hobbies.

Set in a truly fantastic location, this home is just a 2-minute stroll to Latham Primary School and local shops, while Umbagog District Park (where the popular Saturday Park Run takes place) is also close by. Larger shopping trips are easy with Kippax Fair (Woolworths, Aldi, cafes and more) just 5 minutes away, and Belconnen Town Centre only a 7-minute drive. Public transport is conveniently close, and Canberra Centre is an easy 15-minute drive.

Whether you're a growing family, a first-home buyer or a savvy investor, this welcoming home offers endless potential in a sought-after suburb.

THE BRIEF;

- Classic red brick charm with warm timber floors
- Master bedroom with built-in robe
- Two extra spacious rooms
- Central bathroom + separate toilet
- Light-filled living area with large windows
- Reverse cycle heating and cooling
- Powered double garage with additional storage room
- Double carport for extra parking
- Large, flat backyard with private, established gardens
- Clever floor plan adaptable to your lifestyle
- Prime location: walk to Latham School, shops, parks and public transport
- 5 min to Kippax Fair, 7 min to Belconnen, 15 min to Canberra Centre

Year built : 1972

Land size: 803m²

Living size: 115m²

Rates: \$2,782 p.a. approx.

Land tax: \$4,515 p.a. approx.

EER: 3.0

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More About this Property

Property ID	1HND9U
Property Type	House
House Size	115 m2
Land Area	803 m2
EER	3
Including	Air Conditioning Floorboards

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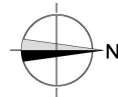
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Produced by **DIKRIT**