

Latham, 77 Solomon Crescent & 53 Dalley Crescent

2 Homes, 1 Title

After 51 years in the same family, this property presents a rare opportunity which allows for multi-generational living, large families or investment minded purchasers. Two established homes sit on a single title block, all in a great location.

Separated by secure colorbond fencing and access by a gate, the new owner can decide to keep open or separate if renting out either of the properties. With the second home all done to code and approved- there is future possible subdivision through ACTPLA for a new owner.

Privacy is at the forefront of these homes, with substantial tree cover. Year round comfort is served by both homes fitted with ducted air conditioning and heating. Convenience with covered car ports, and extra off street parking.



For Sale
\$1,399,000

View
ljhooker.com.au/HP03RF8H

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

All this within minutes to the Latham Oval, Gininderra Creek, Latham Public School, Kippax Fair Shopping Centre, a short drive to the Belconnen CBD and Canberra City Centre.

FEATURES:

HOUSE 1 - 5 Bedroom Property (77 Solomon Crescent):

- * High set with substantial privacy from street
- * Separate dining, lounge and family rooms
- * Kitchen leading on to family and outside terrace
- * Terrace provides panoramic views which face north
- * Main bedroom with northern views, serviced by ensuite
- * Three bedrooms serviced by main bathroom
- * Generous hallway storage
- * Remaining fifth bedroom access onto family room, terrace and kitchen
- * Ducted heating
- * Ducted cooling
- * Work Shop with under house access
- * BBQ Area
- * Established garden and lawn
- * Secure car port with automated garage door
- * Four additional parking spaces on block

HOUSE 2 - 3 Bedroom Property (53 Dalley Crescent):

- * Built in 2017 to approved plans
- * Open plan style kitchen, family room and dining
- * Spacious deck leading from family room, kitchen
- * Master Bedroom with BIR
- * Generous sized bedrooms
- * Ducted Heating
- * Ducted Cooling
- * Generous storage throughout home
- * Established garden, lawn
- * Secure fencing
- * Secure car port with automated garage door

Property Statistics:

- * House 1 - Living Size: 158sqm
- * House 2 - Living Size: 109sqm
- * House 1 - EER: 1.0
- * House 2 - EER: 6.0
- * Land Size: 1,109sqm
- * Rates: \$2,896 p.a.
- * Land Tax: \$4,848 p.a. (investors only)
- * CUV: \$440,000

Area Features:

- * Across the street from 2 Bus Stops
- * Latham Primary School 5 min walk
- * St Francis Xavier College 4 min drive
- * St John the Apostle Primary School 4 min drive
- * Latham Oval 3 min walk



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- * Several parks within 10 min walk
- * Kippax Fair Shopping Centre 3 min Drive
- * Belconnen CBD 6 min drive
- * Canberra City 16 min drive

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More About this Property

Property ID	HP03RF8H
Property Type	House
House Size	159 m2
Land Area	1109 m2
EER	1

Duncan Walker 0452 494 520

Sales Agent | dwalker@ljhbelconnen.com.au

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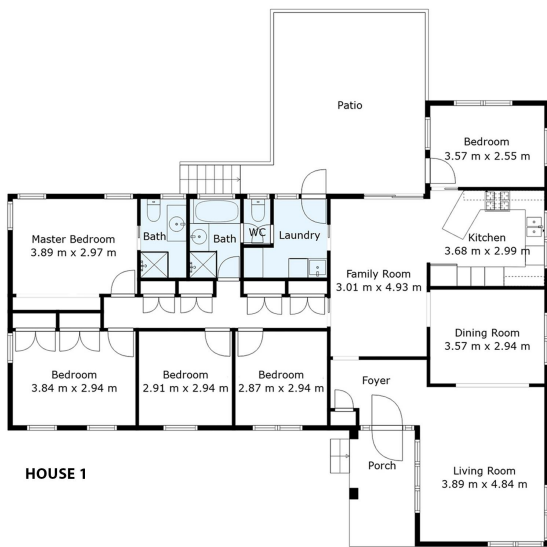
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

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

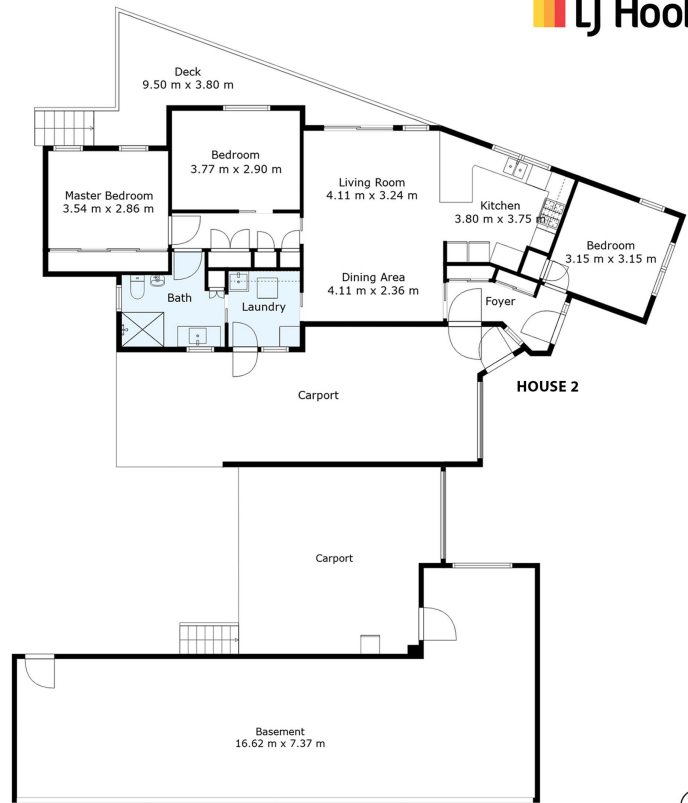


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HOUSE 1



HOUSE 2

77 Solomon Cr, 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. The information herein is gathered from sources we believe to be reliable.

