



9 Meymott Place, Latham




Best & Final Offers by 12pm Monday 23rd of March

Final open home on Saturday 21st of March 10:50am - 11:20am
Best & Final Offers by 12pm Monday 23rd of March

This 3-bedroom home has plenty of charm and rests on a peaceful cul-de-sac in Latham, a suburb known for its leafy streets, friendly community, and easy access to everything.

Multiple living areas provide both flexibility and functionality with a sunny front lounge room, separate dining space, and additional family living space off kitchen anchored by a fireplace. Seamless indoor-outdoor living opens to a paved courtyard, with established gardens and mature leafy trees creating a spacious and private backyard on a large 809sqm RZ2 block.

This is a brilliant first home with ideal proximity to local amenities. Local schools & playing fields are at your doorstep, and it is not far to the dynamic Belconnen precinct with its myriad of dining and shopping option. The home is close to public transport for easy access to Kippax shops, University of Canberra, Bruce Stadium, AIS, and Canberra CBD.

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FOR SALE
\$849,000+

AGENTS

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AGENCY

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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.

 **LJ Hooker**

If you're looking to upsize out of your apartment or townhouse, buy your first home, or buy an investment property with so much future potential in a suburb known for its solid rental returns, then this property is a must inspect.

Contact Jake and Olivia today for more information or to book your next inspection.

Key features:

- Single level 3 bedroom, 2 bathroom home
- 117sqm of internal living space including 3 living spaces
- 809sqm RZ2 block - plenty of potential and opportunity to secure a future proof investment
- Functional floor plan features a sunny front lounge room, separate dining space, and additional family living space off kitchen
- Generously sized kitchen overlooks leafy backyard and offers plenty of storage and bench space, dishwasher, and breakfast bar
- Living space off kitchen with fireplace opens out to courtyard perfect for indoor-outdoor living
- Master bedroom appointed with ceiling fan, walk in robe and ensuite
- Bedrooms 2 and 3 both appointed with built in robes
- Main bathroom with bathtub and separate toilet
- Split system air conditioning
- Spacious laundry
- Private backyard with established gardens and mature trees
- Automatic single car garage with remote access
- Additional car port + plenty of additional off-street parking
- Located at the end of a quiet and peaceful cul-de-sac
- Enjoy a lifestyle of comfort and convenience with easy access to local schools, playgrounds, shops and cafes.
- Public transport options put you close to Belconnen Town Centre, Kippax Shops, University of Canberra, Bruce stadium and Canberra CBD
- Sold with vacant possession - ready to move straight in!

Quick stats:

- Year built: 1973
- Internal living size: 117sqm approx.
- Rates: \$599pq approx.
- Land Tax (investors only): 1448pq approx.
- EER: 2.0

MORE DETAILS

Property ID	36F2GCY
Property Type	House
House Size	117 m2
Land Area	809 m2
EER	2

Jake Bunday 0411 367 920

Licensed Agent | jake.bunday@ljhooker.com.au

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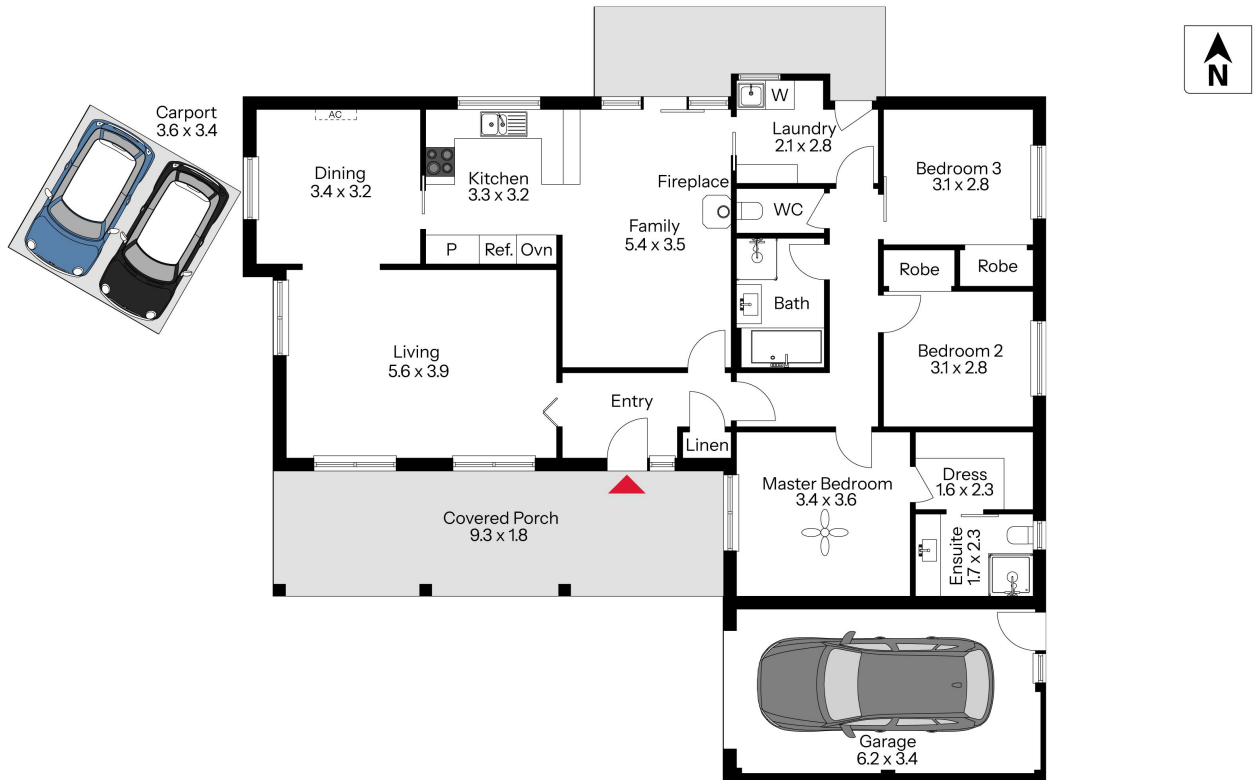
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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