



1/5 Mocatta Place, Latham

Refreshed Family Home

Welcome to this freshly updated home, tucked away in a quiet cul-de-sac in the heart of family friendly Latham. This home is an established home on a unit titled, dual-occupancy block with a front courtyard and back garden, a rarity for properties at this price point.

Large windows provide plenty of natural light in all bedrooms and living areas works well with the practical floorplan. New flooring has been installed, fresh carpet and new paint which compliments the updated bathroom. The functional original kitchen is ready to use and gives you scope to add your own personal taste in time.

Positioned for lifestyle and convenience, the home is within easy reach of local schools, parks, playgrounds. Close to your local nature reserve, with walking trails, outdoor recreation is on your doorstep. For practicality, the popular Charnwood shops is a 5-minute walk away and Kippax Fair Shopping centre less than 5 minutes in the car for more shops and services. Belconnen Town Centre is only a short drive, with easy access to major arterial roads providing a straightforward commute to the City and surrounding suburbs.

Features:

- Quiet cul-de-sac location
- Garden with grassed areas at both front and back, established

3 1 3

FOR SALE

\$645,000

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.



- garden beds and fruit trees
- Paved outdoor dining areas
- Freshly painted, new flooring and carpets throughout
- Updated bathroom
- Functional floorplan with well-proportioned bedrooms
- Large double carport with additional off-street parking
- Solar Power System, awnings and in wall insulation
- Family-friendly established neighbourhood
- Short walk to nature reserve, walking trails
- Off-street parking plus a large double carport
- Close to a range of quality schools, parks, playgrounds, and walking trails
- Nearby to sporting ovals and recreational facilities
- minute walk to Charnwood Shops
- Short drive to Kippax Fair Shopping Centre
- Short drive to Belconnen Town Centre
- Easy access to major arterial roads connecting to the City and beyond

Land Size: 394sqm

Living Size: 107sqm

EER: 4.0

Rates: \$3,147 p.a.

Strata: \$2,937 p.a. (includes Building Insurance and Water Supply)

Land Tax: \$3,304 p.a. (for investors only)

Unimproved Land Value: \$262,000

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MORE DETAILS

Property ID	HP17BF8H
Property Type	House
House Size	107 m2
Land Area	394 m2
EER	4

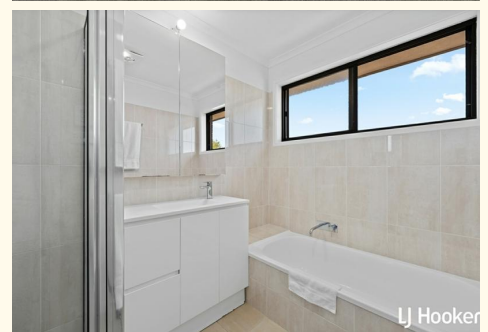
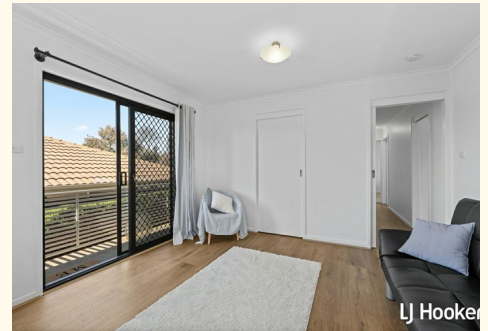
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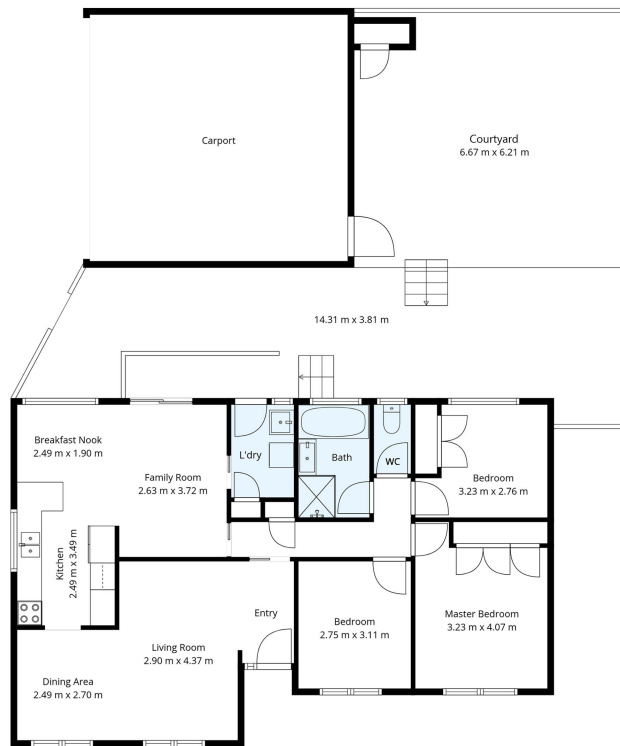
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.