



13 Stumm Place, Latham




## Stylish, Low-Maintenance Latham Living

Welcome to this warm and welcoming home that offers fantastic privacy, updated features, perfect for first-home buyers and young families looking to put down roots in a quiet, community focused suburb.

Set in the heart of family-friendly Latham, this home features a functional layout with generous light-filled living spaces and updated features. The bedrooms are well-proportioned, providing flexibility for children, guests, or a home office. With the centrally located and updated bathroom, the property is ready to move in and enjoy living as-is.

The living areas are comfortable and inviting, the kitchen has been updated tastefully and looks over the established back yard. Outside, there is opportunity to enjoy outdoor entertaining, all within a quiet and established neighbourhood with access to the green open space directly.

Positioned for convenience, the home is just a stroll down the sidewalk to your local schools, parks, playgrounds, and public transport. Kippax Fair Shopping Centre is just around the corner and

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**FOR SALE**  
Auction

### AGENTS

Duncan Walker  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.



Belconnen Town Centre both a short drive away. Easy access to arterial roads ensures smooth commuting to Belconnen, the City, and beyond.

**Features:**

- Functional, beautifully updated kitchen with practical storage
- Tastefully updated bathroom
- Light-filled living spaces
- Established outdoor areas
- Quiet, family-friendly street
- Close to schools, parks, and playgrounds
- Steps from Latham Oval
- Around the corner from Latham Primary School
- Easy access to public transport
- 4 Min drive to Kippax Fair Shopping Centre
- 7 Min drive to Belconnen Town Centre
- 15 Min drive to City
- Convenient access to arterial roads

**Statistics:**

- Land Size: 311sqm
- Property Size: 117 sqm
- EER: 3.0
- Rates: \$2,692 p.a.
- Land Tax: \$4,324 p.a. (investors only)
- Unimproved Land Value: \$411,000

**MORE DETAILS**

Property ID	HP0VBF8H
Property Type	Townhouse
House Size	117 m2
Land Area	311 m2
EER	3

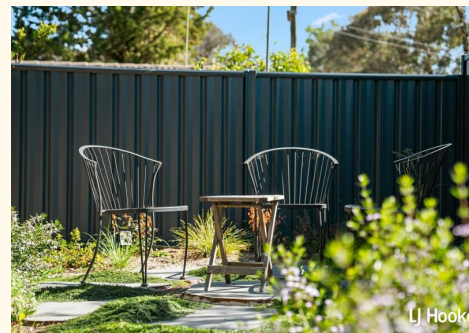
**Duncan Walker 0452 494 520**

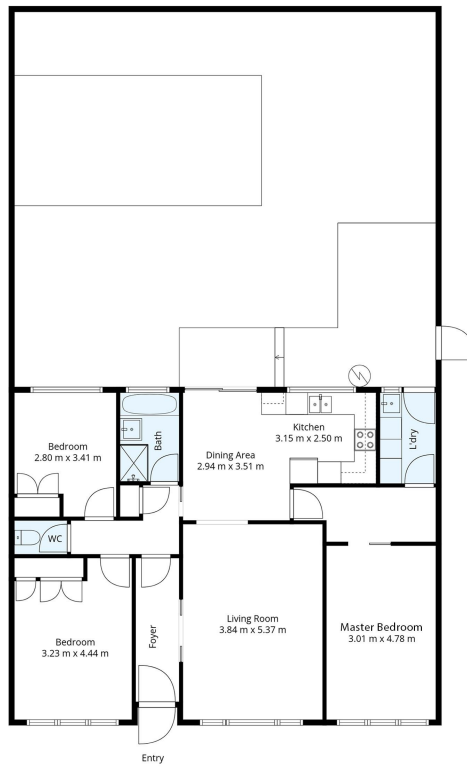
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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

