







1/48 Dalley Crescent, Latham

A peaceful, leafy retreat with plenty of space

Set amongst private, established landscaped gardens, this beautifully cared for and maintained single level townhouse offers a lovely sense of privacy, with light filled interiors and inviting outdoor spaces. Exceptionally well presented and ready to move straight into, the home features a stunning renovated kitchen, two generous bedrooms and a flowing, functional floorplan. Joined only on one side to the neighbour, the home is an appealing choice for downsizers or anyone seeking a comfortable home in a peaceful setting.

Large windows bring sunshine and garden views into the open plan living space, creating a welcoming space to relax or entertain. A neatly positioned study nook provides a handy work from home space, while hybrid flooring and a soft, neutral colour palette complement the greenery outside.

The beautifully renovated kitchen is a standout, featuring quality appliances, extensive cabinetry and ample bench space to make everyday cooking a pleasure. The adjoining family room offers a second living space, with glass doors opening onto a lovely timber deck and enclosed private courtyard. Established trees, leafy plantings and landscaped garden beds create a peaceful backdrop,

2 1 1

FOR SALE
$599,000+

VIEW
Sat 21st Nov @ 12:30PM - 1:00PM

AGENTS
Peta Barrett
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AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

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with inviting spaces to enjoy a quiet morning coffee, lunch with friends or some relaxing time outdoors.

Both bedrooms include built in robes, with the particularly spacious main bedroom enjoying a lovely garden outlook. Ducted reverse cycle air conditioning provides year round comfort, while carpets add warmth to the bedrooms. A large laundry with additional storage and internal access to the remote controlled garage further enhance the home's everyday practicality.

With local shops and school close by, and gorgeous Umbagong Park nearby for walking trails, wildlife and time in nature, this is a lovingly maintained home where you can settle in and enjoy the peaceful surroundings from day one.

Features include:

- Beautifully cared for and maintained, with excellent presentation throughout
- Ready to move straight into and enjoy
- Private, established landscaped gardens with leafy trees and lovely garden outlooks
- Single level design, ideal for downsizers
- Two generous bedrooms, both with built in robes
- Particularly spacious main bedroom
- Light filled open plan lounge and dining room
- Study nook, ideal for working from home
- Stunning renovated kitchen with extensive cupboards and ample bench space
- Separate family room extending from the kitchen
- Timber deck and enclosed private courtyard
- Large windows welcoming sunshine and natural light
- Hybrid flooring and carpeted bedrooms
- Ducted reverse cycle air conditioning
- Bathroom with separate bath and shower, plus separate toilet
- Large laundry with additional storage
- Single garage with remote access and internal entry
- Ample visitor car parking
- Convenient to local shops, school and Umbagong Park

Property details:
Living area: 94.66 sqm approximately
Year built: 1984
EER: 2.5 stars
Body corporate: $1,174.80 per quarter
Rates: $2,933.92 per annum
Land tax: $3,996.88 per annum, if rented

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for sale, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.



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MORE DETAILS

Property ID	37ATGCY
Property Type	Townhouse
House Size	95 m2
EER	2.5

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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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