



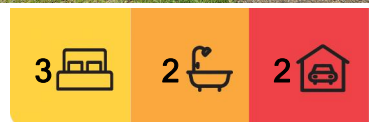
Latham, 9/15 Wanliss Street

A Place to Call Home

Imagine stepping into a home where comfort meets convenience, where every corner is designed to make life easier, and where the vibrant community and the peaceful surroundings welcome you with open arms. This charming 2-storey townhouse is more than just a property; it's the perfect place for first home buyers or investors seeking a hassle-free, low-maintenance lifestyle in a fantastic location.

Greeted by the warmth and spaciousness of this home, with two private courtyards offering entry points, the flow of light and air creates an inviting atmosphere. The first thing you'll notice is the spacious living area, perfect for relaxing after a long day or hosting loved ones. As you walk through, you'll find the kitchen-bright, practical, and filled with modern amenities, including stainless steel appliances, gas cooking, a dishwasher, and modern stone bench tops.

The second living and dining area effortlessly opens out to the back courtyard, a grassy



For Sale
\$575,000+

View
ljhooker.com.au/1HKUF9U

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EER ★★★★★



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oasis that feels like your own private retreat. Whether it's a Sunday afternoon BBQ or a quiet evening enjoying the fresh air, this space is ready for it all. For added ease, there's a separate toilet downstairs, plus a full-sized laundry that makes everyday tasks a little simpler.

Upstairs, the main bedroom offers a sense of peace with its large size, a big walk-in robe, and a private ensuite. It's your sanctuary after a busy day, a place to unwind and recharge. The two additional bedrooms are just as inviting, each with built-in robes, perfect for children, guests, or even setting up your own home office. The central bathroom and separate toilet adds even more convenience to your daily routine.

From the timber-look floors to the plush carpets, the home is filled with thoughtful details. With ducted gas heating throughout, every room remains comfortable, no matter the season. Plus, the single garage, with direct access to the courtyard, and the extra open car space make coming and going a breeze. There is also plenty of visitor parking in the complex.

If you don't know Latham, it truly is a neighbourhood to fall in love with. What truly makes this home special is its location. The Latham shops are just a 30-second walk away, offering everything from delicious Turkish food to the local cafe, shopping, and even a beauty studio. It's a neighbourhood that feels like home before you even move in. On weekends, enjoy a morning jog or walk at the nearby Umbagog District Park, just 4 minutes away, where the Saturday park run brings together the community.

For families, Latham Primary School, the playground, and the oval are all less than a 2-minute walk away, making school runs and playdates a breeze. Kippax Fair with Woolies, Aldi and Cafes, just a 4-minute drive, is undergoing renovations to bring even more vibrance to the area. Need more? Belconnen Westfield is just 8 minutes away, and Canberra Central is only 20 minutes by car, offering premium shopping, dining, and entertainment.

This is more than just a townhouse; it's the beginning of a new chapter, a space where you can make memories, enjoy the company of friends and family, and embrace a lifestyle of comfort and ease. Whether you're starting your homeownership journey or looking for a smart investment, this property is a place that will always feel like home.

THE SUMMARY;

- * 2-storey townhouse
- * 2 private courtyards
- * 2 spacious living areas
- * Impressive 5 star energy rating, suitable for investment
- * Modern kitchen with stainless steel appliances
- * Back courtyard with grassed area and gated entry
- * Separate toilet and full-sized laundry downstairs
- * Main bedroom with walk-in robe and ensuite
- * 2 additional bedrooms with built-in robes
- * Central bathroom and separate toilet
- * Timber-look floors and plush carpets
- * Ducted gas heating



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- * Single garage with courtyard access + extra car space
- * Visitor parking available
- * 30-second walk to Latham shops
- * 4 minutes to Umbagog District Park
- * 2 minutes to Latham Primary School, Playground and Oval
- * 4-minute drive to Kippax Fair
- * 8 minutes to Belconnen Westfield
- * 20 minutes to Canberra Central

Don't wait. This is your chance to secure a lifestyle of comfort, convenience, and community. Contact us today to arrange an inspection and see how this townhouse can be the perfect fit for you.

Rates: \$2,091 p.a. approx.

Land tax: \$2,875 p.a. approx.

Body corp: \$2,953 p.a. approx.

EER: 5.0

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More About this Property

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|----------------------|-----------|
| Property ID | 1HKUF9U |
| Property Type | Townhouse |
| House Size | 126 m2 |
| Land Area | 250 m2 |
| EER | 5 |
| Including | Ensuite |

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Level 01



Level 02

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.

9/15 Wanliss Street, Latham

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