

**5 Shand Place, Latham, ACT, 2615**



**House For Sale**

Thursday, 26 December 2024

5 Shand Place, Latham, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## First Home Buyers' Delight – A Tranquil Retreat Awaits

Located in a peaceful, leafy cul-de-sac, this charming home offers the perfect opportunity for first home buyers and those looking at upscaling from a unit or townhome.

Set amongst mature, tranquil gardens, the property features a modern kitchen, freshly renovated bathroom, and spacious bedrooms. Large picture windows throughout allow plenty of natural light and offer beautiful garden vistas, while the living area seamlessly flows out to a large entertaining deck, perfect for relaxing with friends and family.

The leafy back garden provides a serene outdoor space of fruit trees dappled shady areas and a bonus free standing studio with power, ideal for a home office or creative space. Single garage plus carport and additional storage/workshop area complete a wonderful package. Conveniently located close to sporting fields, local schools, childcare and just moments from Westfield Belconnen, and Belconnen fresh food markets.

An ideal choice for those looking for a well-maintained home that's ready to move into. With everything you need at your fingertips, this is a fantastic opportunity to secure your first home and settle into the new year. Don't miss out on this perfect blend of comfort, style, and convenience!

### Features;

- \* Quiet cul de sac
- \* Updated kitchen
- \* Renovated bathroom & toilet
- \* New floor coverings
- \* Large entertaining deck
- \* Mature gardens
- \* Ducted gas heating
- \* Split system cooling
- \* Additional insulation to 5.5 EER
- \* Single garage plus carport
- \* Convenient to local amenity

Rates: \$2,631pa (approx.)

Land Tax: \$4,400pa (approx.)

UCV: \$401,000 (2024)

EER: 5.5

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