

# 11 Castieau Street, Higgins, ACT 2615



## House For Sale

Thursday, 13 June 2024

11 Castieau Street, Higgins, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 877 m2

Type: House



Nathan Wood  
0432228630



Darcey Bush  
0455958645

## Auction 13/06/2024

Set in a convenient position close to local amenities is this classic Higgins home. Improved over the years with updated finishes we are sure this property will appeal to many. From first home buyers starting out, to downsizers looking for something they can move right into. Offering a single level layout with a comfortable lounge room, dining room and kitchen that are all filled with warm winter sun in the afternoons. In addition, the sunroom to the rear of the property provides another indoor living space, ideal for growing families or those who like to entertain. All three bedrooms, bathroom and laundry at the opposite end of the home. Complete with covered entertaining deck, tidy gardens, lush front and rear lawns, a fully fenced backyard, double garage with storage space and double carport behind the fence line. As the new owner, you will enjoy all the conveniences of the popular suburb of Higgins from this surely sought after pocket. Positioned within a short walk or drive to both Higgins and Scullin local shops, as well as Kippax Fair Shopping Centre. Not to mention bus stops on the street providing convenient access into Belconnen Town Centre or Canberra City itself. Convenient pocket of Higgins within walking distance to local amenities- Single level home with a functional floorplan- Comfortable cosy lounge room filled with natural light overlooking- Dining room is a nice size with floating floors- Tidy kitchen flows through to the dining room and onto the rear deck- Generous sunroom overlooks the lovely backyard- Second bathroom accessed via the sunroom- Three bedrooms, two of which include built-in robes- Bathroom with large shower plus separate toilet- Good sized laundry room off the kitchen with rear access- Ducted heating installed throughout the original home- Covered outdoor entertaining deck- Fully fenced back yard great for kids, pets and savvy gardeners- Lush front and rear lawns

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.