

# 29 Starke Street, Higgins, ACT 2615

CapitalResidential

## House For Sale

Friday, 5 April 2024

29 Starke Street, Higgins, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



Cory McPherson  
0261733000

## Auction

**\*\*PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY\*\***This highly renovated, light and airy family home enjoys a flexible floorplan. The front of the home enjoys a handsome street presence set behind established gardens, a circular drive and a large front deck. Upon entering the home, the scale of the renovation becomes apparent. The large kitchen features masses of stone work surfaces and storage, this includes a huge island bench and quality stainless steel appliances. The kitchen overlooks the spacious open plan living area, which opens at the rear to a timber entertaining deck, overlooking the child and pet friendly rear garden. The accommodation includes three bedrooms all with built in robes. The generous master bedroom boasts a walk in robe and a new ensuite bathroom. The main bathroom has been beautifully renovated and features tiling to the ceiling, a semi frameless shower and a separate tub. The floorplan benefits great flexibility via an extension at the rear of the home, which is connected to the main house by a wall of double glazed glass which acts as a light void and houses the laundry and additional storage. This leads to a large room that could be utilized as an additional living area, teenage retreat or even a 4th bedroom. Other features include double glazed windows and L.E.D lighting throughout, three reverse cycle air conditioning units, upgraded electricals, a repointed and freshly painted tiled roof and a detached double metal garage at the rear of the home. Located opposite playing fields and walking distance to local schools and the fabulous Kippax shopping precinct, it is conveniently located for a wonderful lifestyle. Property features: Highly renovated home with a flexible floorplan. Spacious open plan living area. Living area opens to the rear entertaining deck. Double glazed throughout. Great storage. LED lighting throughout. Laminate flooring. Master bedroom enjoys a walk in robe and an ensuite bathroom. 3x AC Units (Master bedroom, living and rumpus/bed 4). Updated electrical wiring. Kitchen: Huge island bench Great storage and stone work surfaces Gas cooktop + electric oven. New guttering. Private pet and child friendly rear garden. Colourbond fencing. Double metal garage at the rear. Off street parking (space for a caravan). Conveniently located to schools, shops, public transport and recreational areas. Block size: 815 sqm Property size: 153 sqm Unimproved Land Value: \$486,000 (2023) Rates: \$2,844 P.A Land tax (only if rented): \$4,659 P.A Energy efficiency rating: 3.0 Last sold: 2019 (\$552,000) Year of construction: 1969 Comparable sales: 21 Kriewaldt Circuit, Higgins 18/03/2023 \$973,000 8 Lutwyche Street, Higgins 04/04/2023 \$967,500 35 Starke Street, Higgins 26/06/2023 \$945,000 4 Bunday Street, Higgins 02/12/2023 \$930,000 4 Rich Street, Higgins 02/02/2024 \$920,000 114 Pennefather Street, Higgins 04/07/2023 \$919,919 39 O'Sullivan Street, Higgins 23/02/2023 \$900,000 22 Kriewaldt Circuit, Higgins 31/01/2024 \$980,000 35 Starke Street, Higgins 26/06/2023 \$945,000 5 Clyne Place, Higgins 08/02/2024 \$940,000 4 Bunday Street, Higgins 02/12/2023 \$930,000 4 Rich Street, Higgins 02/02/2024 \$920,000 5 Mann Place, Higgins 23/03/2024 \$915,000 114 Pennefather Street, Higgins 04/07/2023 \$919,919 74 O'Sullivan Street, Higgins 06/03/2024 \$900,000 7 Kelly Place, Higgins 03/02/2024 \$885,000