

3/17 Higgins Place, Higgins, ACT 2615



Townhouse For Sale

Thursday, 15 February 2024

3/17 Higgins Place, Higgins, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Townhouse



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Auction

This modern townhouse offers the perfect entry level opportunity in the leafy suburb of Higgins. The light filled interiors & modern decor are complimented by the unique position nearby parks, ovals, prestigious schools & shops making it ultra convenient which you can enjoy on a daily basis. The property has been well-designed with a focus on open plan living, providing a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large sliding doors to ensure a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs the two bedrooms are well segregated from the living space. Both bedrooms are generous in size, serviced by a bathroom on this level, with the master bedroom complete with an expansive walk-in robe & the second bedroom containing a built in robe all while boasting pleasant views to wake up to each morning from the full length balcony perfect for those morning coffee. The kitchen is well equipped, ensuring all those homemade meals are well catered for, & offers plenty of storage in the form of over-head cupboard, drawers & an ideal bench-space complete with stainless steel appliances including cooktop, dishwasher & oven. There is a separate powder room on this level adding to the privacy of the accommodation zone upstairs. Relax outside with the courtyard providing added space & privacy, and in a sunny space which can be utilised all year round. Entertaining will become a regular occurrence here, as this area is an ideal space for hosting family & friends. Creating an indoor-outdoor living experience as the large sliding doors provide instant access to this private space. Other notable features of the home include three split air-conditioning systems, double glazed sliding doors, modern bathroom fixtures and tiled flooring to the living areas & carpets in bedrooms. Car accommodation is catered for with a single garage conveniently positioned at the rear of the home with direct access into the home. The location is a true highlight of this property. It is located within walking distance to prestigious schools, playing ovals, & the Higgins shops making it ultra-convenient, the Westfield Belconnen & Kippax Shopping Centre are also only a short drive where you could find all the amenities required.

Summary of features:- 2 bedrooms- 1 bathroom with separate powder room- Open plan living areas downstairs- Generous bedroom sizes upstairs (walk-in robe in master & with built in robe in other)- Pleasant views from full sided balcony- Expansive courtyard- Well-appointed kitchen with stone benchtops & stainless steel appliances- Single garage directly to the rear of the home- 3 split system air-cons (1 in each room, 1 in living area)- Modern bathrooms with quality fixtures

Located close to:• Westfield Belconnen 7 minutes' drive• Belconnen High School 5 minutes' drive• Kingsford Smith Primary School 4 minutes' drive• Kippax Fair Shopping Centre 4 minutes' drive• Higgins Shops 1 minute walk

Key figures: (approx.) Total under roofline: 96 m² Courtyard: 18m² Year Built: 2017 Rental estimate: \$500 - \$520 per week Strata Levy: \$3,261 per annum Rates: \$1,607 per annum Land tax (Investor's only): \$1,815 per annum EER: 6