

# 4/17 Higgins Place, Higgins, ACT 2615



## Townhouse For Sale

Friday, 1 March 2024

4/17 Higgins Place, Higgins, ACT 2615

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Townhouse**



Amy Wilson  
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Lauren McDonald  
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**\$440,000 - \$460,000**

Welcome to your contemporary and spacious one-bedroom sanctuary nestled within a small boutique complex of only 5 townhouses. Offering the perfect blend of privacy, security, and convenience, this two-story gem boasts a tranquil ambiance, flooded with natural light and situated adjacent to the Higgins shops. You will love the flow of the indoor spaces onto the sunny east facing balcony and the garage with internal access. • Enjoy culinary delights in the beautifully appointed kitchen equipped with modern appliances including a dishwasher, gas cooking, ample bench space and storage • Retreat to the generously sized master bedroom adorned with plush carpeting and large mirrored wardrobes, ensuring both comfort and functionality • Abundant Storage within the townhouse including huge linen cupboards in the living area and a whole store-room in the garage • Year-round comfort with reverse cycle air conditioning, LED lighting, crimsafe door, and gas hot water system • Step out onto the east-facing balcony with glass balustrades, perfect for soaking up the morning sun whilst enjoying a cup of coffee in the serene surroundings • Revel in the beautifully finished interiors featuring tasteful feature walls and contemporary subway tiling • Benefit from the convenience and security of a single lock-up garage with remote access and internal entry, complete with laundry facilities for added functionality • Close proximity to public transport, recreational ovals, local shops, and just a 4-minute drive to Kippax Shopping Centre Strata: \$604pq (approx.) Rates: \$1,539pa (approx.) Land Tax: \$1,745pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.