

4 Bunday Street, Higgins, ACT 2615



House For Sale

Saturday, 18 November 2023

4 Bunday Street, Higgins, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 708 m2

Type: House



Duncan Walker
0452494520



Kathy Komar
0455891351

Auction

Welcome to 4 Bunday Street Higgins, a stunning family home with entertainment at its forefront. I have been instructed by the sellers who have decided to go rural to sell their previously declared dream home! This home offers ample space both inside and out. The interior features a modern design with all the amenities you could ask for. The bedrooms are well-sized and come with built-in robes, providing plenty of storage space. The kitchen is well equipped with high quality steel appliances and offering plenty of bench and storage space. The open-plan living and dining area is perfect for entertaining guests or spending quality time with your loved ones. The home is also equipped with ducted cooling and heating, ensuring year-round comfort. Step outside and you'll find the large deck and telescopic sliding doors that allow effortless indoor/outdoor entertaining. To the rear is the garden area with plenty of space for pets and kids to run around. Located in a sought-after suburb, this property is close to schools, shops, and public transport, making it convenient for a growing family. Don't miss out on this opportunity for you to secure your dream home! * Automatic smart blinds connected to Google Home Hub * Automatic smart lights connected to Google Home Hub * Ducted reverse cycle air conditioning * Under roofline entertaining deck * Second private deck * BIR's in all bedrooms * Large two car garage with drive-through garage door * Environmentally friendly water tanks * 4 mins drive to Kippax Fair Shopping Centre * 1 minute drive to local Higgins Shops * Seconds to arterial roads, with only minutes' drive to Belconnen CBD, Canberra CBD. Building Approval: * The Seller will use their best endeavours obtain approval for the extension to the property, including the Master Bedroom, bathroom and laundry. * In the event the approval is not obtained prior to completion the sum of \$10,000.00 will be held in trust pending the approval being granted. * If the approval is not granted within 90 days from the Date of Completion, the Purchaser may apply for the approval and the funds held in trust may be used to cover the costs associated with the approval. For the avoidance of doubt, in the event the cost of the approval exceeds \$10,000.00 the Seller will not be required to contribute any further funds for the approval. Rates (Residential): \$2,915 * Land Tax (Residential): \$4,825 * (Investors Only) Unimproved Value: \$504,000 (2023) Block Size: 708 m² * Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.