

# 4 Edwards Street, Higgins, ACT 2615

## House For Sale

Thursday, 29 February 2024



4 Edwards Street, Higgins, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 671 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

## By Negotiation

This property presents a rare opportunity for investors or families seeking versatile living arrangements. With a high gross yield of approximately 8.3% - 9%, this home offers both financial and lifestyle benefits. The 3 bedroom, 1 bathroom house features a modern kitchen and a carport, providing comfortable living for a family. Additionally, the property includes a teenagers' retreat/studio, offering a private space for older children or grandparents. The garage has been converted into another studio, adding to the property's flexibility. With plenty of space to park cars, this property caters to modern living needs. Whether you're looking for a sound investment or a home that accommodates multi-generational living, this property is sure to impress.

Residence:- Modern kitchen- 2.4m custom-made concrete waterfall island bench- Induction cooktop- Soft close drawers and cupboards- Integrated dishwasher- AC split system- Separate toilet from main bathroom- Abundant storage- Secure private backyard- Huge entertainment deck- Low maintenance established gardens- Large concrete driveway- Ample outdoor lighting and outdoor power points- Quiet family neighbourhood

Teenager retreat/studio (unapproved)- Kitchen- Bathroom- Bedroom- AC split system- Additional store room

Approved garage has been reconfigured as a 1 bedroom Studio (unapproved)- Kitchen- Bathroom- Bedroom- AC split system- Study nook- Additional carport.

House: Tenanted at \$720pw  
Teenager retreat / Studio: Tenanted at \$370pw  
Garage / Studio: Tenanted at \$450pw  
Total rental income: \$1,540pw

Close to:- Edge Early Learning Childcare - 1.4km (2 min drive)- Kippax Shopping Centre - 2.4km (5 min drive)- Westfield Belconnen Shopping Centre - 3.9km (6 min drive)- University of Canberra - 6.9km (9 min drive)- Calvary Bruce Hospital - 7.7km (11 min drive)\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.