

# 44A Edwards Street, Higgins, ACT 2615



## Sold House

Monday, 23 October 2023

44A Edwards Street, Higgins, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

**\$779,000**

This elegantly presented family residence is gracefully positioned away from the road, offering an array of desirable features that will cater to a wide range of prospective buyers. With schools, parks, and shops in close proximity and just a 17-minute drive from the heart of Canberra, this home offers unparalleled convenience for its new owners. The property comprises four bedrooms and two bathrooms, which include a luxurious master ensuite. The guest bedrooms are conveniently located near the main bathroom, featuring a separate bath, shower, and toilet. With laminate floors, energy-efficient LED lighting, and fresh paint, the home exudes a modern ambiance. The recently updated kitchen is equipped with a dishwasher and a ceramic cooktop. For year-round comfort, there are two reverse cycle split system air-conditioning units. Notable additional features include heated towel rails, a frameless glass shower screen, ample linen storage, and a double garage. The generous lot provides a low-maintenance yard and it is fully enclosed for those with pets. To add to its appeal, the property has reduced power bills thanks to the installation of a new 10kw solar array. Built in 1972, Renovated 2021. Offers 130m<sup>2</sup> of living space. Situated on a 540m<sup>2</sup> block, approx. Sub-divided block with separate power metering. Single water meter. 44b sub meter. No body corporate fees. Features vinyl plank timber floors. Equipped with two reverse cycle split system air-conditioning units. Benefits from three-phase power supply to the property. Illuminated by LED lights. Boasts a dishwasher and a ceramic cooktop in the updated kitchen. Freshly painted interior. Laundry offers abundant storage and external access. Offers ample linen storage. Main bathroom features dual basins. Equipped with a heated towel rail. Showcases frameless glass shower screens. Spacious ensuite bathroom. Low-maintenance backyard. Double garage. Utility space behind garage. Electric gates. 28 panels 10kw solar\*. 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. Agent Team Canberra works hard to provide the most accurate and extensive information we have available. However, the information including but not limited to the property description, price guide, building and contract information is obtained from third parties. Agent Team Canberra accepts no responsibility for inaccuracies. All buyers must make their own enquiries and seek advice relating to this property.