

47 Findlay Street, Higgins, ACT 2615



Sold House

Monday, 14 August 2023

47 Findlay Street, Higgins, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Phyllis Tidmarsh

0439795369

\$857,000

Behind its neat and modest façade, this four-bedroom family home reveals stylistically timeless treasures that promise points of interest while asserting a sense of comfort. Soaring raked ceilings with characterful beams in the living areas create an airy and spacious aesthetic that will appeal to anyone who wants their internal spaces to have impact and atmosphere. The outdoor areas are no less inviting, with a sizeable rear terrace off the dining room offering the perfect vantage point to watch children play soccer or cricket in the greensurrounds of a broad and sunny backyard laid primarily to lawn. An elevated and covered north-facing front terrace provides a wonderful spot for a quiet beverage while enjoying the leafy streetscape. The bright kitchen with updated cabinetry and adjacent casual eating area is a comfy spot to gather and prepare meals, but with Hudsons gourmet takeaway just footsteps away at the Higgins shops and Kippax Fair less than three minutes by car, there are great stress-free family meal options to enjoy nearby.

Features:

- Privately built family home
- Elevated to street
- Great neighbours
- Freshly painted
- Front covered terrace
- Vaulted ceilings to kitchen and living areas
- Ceiling fan to living room
- Ducted heating (Dual system with both gas or Electric options installed)
- Sliding door from dining to outdoor terrace
- Largely original kitchen and bathroom
- Meals area off kitchen
- Master bedroom with ensuite and large bank of wardrobes
- Three additional bedrooms, two with built-in wardrobes
- Main bathroom with walk-in shower and bathtub
- Separate laundry with rear ramp access
- Single garage with carport to the side
- Car accommodation located to rear of house
- Established gardens

Additional Information:

- Residence: 141.46m²
- Garage & Carport: 38.40m²
- RZ2 Block: 786 m² approx.
- UV: \$550,000 (2022)
- Rates: \$2,810 pa

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