

**74 O'Sullivan Street, Higgins, ACT 2615**



**House For Sale**

Friday, 1 March 2024

**74 O'Sullivan Street, Higgins, ACT 2615**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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## AUCTION

With picture perfect position on a peaceful street, across the road from Bevan St Playground and with immediate proximity to Kippax Fair, Belconnen Mall, and quality arterial access to all points of the Canberra compass, this mid-century classic enjoys a rare private and tranquil setting that is as charming as it is welcoming. Polished floorboards and exposed beams combine with fresh carpet and paint to bounce abundant natural light throughout the versatile floorplan that includes a formal lounge, dining and large open plan living, all opening into the stunning central atrium, with an additional expansive alfresco space inspiring visions of enviable entertaining. The cleverly refreshed, all-electric kitchen is central to the home, keeping the home chef well connected to family and friends, and enjoys excellent bench space, dishwasher, and plenty storage behind quality cabinetry. The main suite features both built-in robes and a gorgeous period ensuite, complete with marble look vanity bench, feature tiling and plenty of storage. The main bathroom is a perfect complement in style, with the welcome addition of a bathtub and even more bench space and storage, easily servicing the 3 additional bedrooms, 2 with built in robes. A large internal laundry and double lock up garage completes the home, nestled amongst low maintenance grounds and ready to move in and enjoy, all set amongst the abundant schools, parks, local shops and walking trails held dear to the thriving, family friendly Higgins community. Features: \* 727m2 Block + 200m2 internal living (approx)\* 4 bedrooms, 2 bathrooms and double lock up remote control garage on 729sqm of land\* Formal lounge, dining and large open plan living, perfectly connected to centrepiece atrium and kitchen + large alfresco entertaining\* Ideally designed for dedicated living spaces inside and out\* Light and bright central kitchen with all-electric cooking, plenty of bench space, dishwasher, and abundant storage behind quality cabinetry\* Main suite enjoying built-in robes and good sized ensuite + 3 additional bedrooms, 2 with built-in robes\* Main bathroom with full length marble look vanity shelf, bathtub, and plenty of storage throughout\* Large internal laundry + double remote control lock up garage\* New Carpets and blinds throughout\* Reverse cycle heating/cooling x 3 \* West facing aspect \* Vast amounts storage \* An abundance of established fruit trees \* Beautiful family & pet friendly parkland right across the road \* Close to local shops, transport and great schooling options