

1 Hodges Street, Higgins, ACT, 2615

CARTER + CO

House For Sale

Wednesday, 31 July 2024

1 Hodges Street, Higgins, ACT, 2615

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House

Enchanting Cape Cod on Hodges

The Features You Want To Know.

- + Characteristic five-bedroom home with two separate living areas
- + Leafy 877 m² corner block
- + Natural timber flooring throughout
- + Four bedrooms with built in robes
- + Bedroom 4 with a spacious study area
- + Rumpus can be used as a fifth bedroom or 3rd living area
- + Attic storage
- + Well-maintained and functional kitchen
- + Freestanding electric cooktop and oven
- + Separate Laundry
- + Two accessible ramps
- + Spacious backyard with storage shed
- + Beautifully manicured garden
- + Single-enclosed car garage and tandem carport

The Location.

- + 4 Minutes to St John The Apostle Primary School
- + 4 Minutes to St Francis Xavier College
- + 4 Minutes to Kippax Fair Shopping Centre
- + 11 Minutes to Calvary Private Hospital
- + 15 Minutes to Canberra Centre

Why You Want To Live Here.

Experience the charm of this unique five-bedroom home, beautifully positioned on a leafy 877 m² corner block. This character-filled residence offers a perfect blend of style and functionality, making it an ideal choice for families or those in need of extra space. Situated just a 15-minute drive from Canberra's city center and close to schools and shops, 1 Hodges Street offers an ideal location for convenient living.

Upon entering, you'll be greeted by the warm and inviting natural timber flooring that flows seamlessly throughout the home, including up the stairs to the second floor. The well-maintained kitchen is both functional and inviting, featuring a freestanding electric cooktop and oven. Adjacent to the kitchen is a cozy meal area that opens up to the spacious living and dining area, creating an ideal space for family gatherings. A separate laundry area provides convenient access to the backyard.

Upstairs, you'll find the second living area, which can also be used as a fifth bedroom, offering flexibility to suit your needs. The attic storage is easily accessible from this area, providing ample space for storing seasonal items and more. The home includes three additional bedrooms with built-in robes, ensuring plenty of storage space. The fourth bedroom is separate from the others and features a spacious study area, perfect for remote work or study.

The backyard is a tranquil retreat, featuring a beautifully manicured garden and a storage shed, ideal for gardening enthusiasts or additional storage needs. Two accessible ramps enhance the home's accessibility, making it suitable for residents of all ages. Parking is convenient with a single-enclosed car garage and a tandem carport, providing ample space for vehicles.

This property is a rare find, offering a combination of charm, space, and modern amenities in a sought-after location. Don't miss the opportunity to make this your dream home!

The stats you need to know!

+ Block: 1

+ Section: 29

+ EER: 1 star

+ Internal Living: 185m² (approx.)

+ Garage: 25m² (approx.)

+ Land Size: 877m² (approx.)

+ Rates: \$2,843 per quarter. (approx.)

+ Land Tax: \$4,659 per quarter. (approx.) *only payable if rented

+ Heating and cooling: Ducted Gas Heating

+ Rental Appraisal: \$750 - \$800 Per Week