

10 Kinsella Street, Higgins, ACT, 2615



House For Sale

Friday, 9 August 2024

10 Kinsella Street, Higgins, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House

A Perfect Entry into a Tightly Held Suburb!

Welcome to this beautifully updated three-bedroom, one-bathroom home in the tightly held suburb of Higgins. Set on a generous block of land, this property offers ample space for parking, with two carports and a large garage that can accommodate up to four cars—providing a total of six car spaces. The kitchen is perfect for culinary enthusiasts, featuring a Westinghouse oven, ceramic cooktop with an externally ducted rangehood, and a Bosch dishwasher.

The interior has been thoughtfully updated with brand-new carpet, Venetian blinds, and LED lights throughout. Stay comfortable year-round with Daikin reverse cycle ducted heating and cooling, which serves all living spaces and bedrooms. The spacious bathroom boasts a separate freestanding bath and shower, perfect for relaxation.

The three bedrooms all include built-in robes, with one bedroom featuring a built-in desk, perfect for a study or work-from-home setup. Outside, enjoy a generous pergola ideal for entertaining and a covered deck at the front. The huge backyard, secured by Colorbond fencing, offers endless possibilities for outdoor activities. Conveniently located near bus stops with regular services to Kippax and Belconnen, this home is close to local shops, including Higgins, Kippax, and Hawker shops, as well as playgrounds. It is also near several primary and high schools, with the Edge Early Learning Centre just a short walk away. Easy access to main arterial roads makes commuting a breeze.

Features

- Westinghouse oven
- Ceramic cook top with externally ducted rangehood
- Bosch dishwasher
- Extra kitchen storage
- Elegant bay window to kitchen overlooking the backyard
- Brand new carpet
- Venetian blinds
- LED lights installed throughout
- Daikin reverse cycle ducted heating and cooling to all living spaces and bedrooms
- 3 bedrooms with built in robes
- Spacious bathroom with separate freestanding bath from shower
- 2 carports and a large oversized garage with space for 4 cars (6 car spaces in total)
- Generous pergola to the rear
- Covered elevated front porch with deck
- Bus stop with regular services to Kippax and Belconnen in nearby
- Located close to a number of local shops: Higgins shops, Kippax and Hawker shops and playgrounds
- Close to a number of primary schools and high schools, and a short walk to the Edge Early Learning Centre
- Close proximity to main arterial roads

Close to

- Kingsford Smith School - 2.0km (3 minute drive)
- Kippax Fair Shopping Centre - 2.4km (4 minute drive)
- Burns Gold Club Belconnen - 2.7km (3 minute drive)
- Westfield Belconnen Shopping Centre - 4.9km (7 minute drive)
- Calvary Bruce Hospital - 6.9km (10 minute drive)

Specs

- Built: 1969 approx
- Living: 110m² approx
- Garage: 63.2m²
- Front porch / deck: 11.9m²
- Total buildings: 185.1m² approx

Land: 855m²

Ceiling Insulation: R3

Rates: \$805pq

Land Tax (If tenanted): \$1,492pq

* 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.