

2 Draper Cres, Higgins, ACT, 2615

House For Sale

Wednesday, 14 August 2024



2 Draper Cres, Higgins, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Welcome Home, Discover Your Perfect Retreat!

Welcome to this beautifully updated three bedroom home, perfectly blending modern comforts with outdoor entertaining bliss. The heart of the home is a renovated kitchen boasting abundant storage, 40mm benchtops, a Westinghouse oven, induction cooktop, externally ducted rangehood, and a built-in dishwasher. The open-plan kitchen and meals area showcases timber-look flooring, with new carpets in the lounge, dining room, and bedrooms. Multiple ceiling fans enhance the comfort and style of the space, while a split system AC in the lounge and ducted in-floor gas heating throughout provide year-round comfort. The three bedrooms offer built-in robes in two, and fresh paint enhances the crisp, modern feel. The bathroom includes a separate bath and shower, with a convenient separate toilet. A large laundry provides space for future storage, and a linen cupboard adds extra functionality. Step outside to a generous deck and pergola, perfect for entertaining, accessed via a double-glazed rear sliding door. The oversized garage with a motorised roller door offers ample space, complemented by an additional rear garage/hobby room with its own AC split system. The professionally landscaped front and back yards are fully fenced with Colorbond fencing, offering privacy and security. A double side gate allows easy access for cars, trailers, or boats, with extra off-street parking available. The property also features a tool shed and is conveniently located directly opposite Kellam Park, making it a perfect family home in an ideal location. Act quickly to secure your inspection and avoid missing out on the opportunity to make this property your new home!

Features- Renovated kitchen with heaps of storage options- 40mm benchtops- Westinghouse oven & induction cooktop- Externally ducted rangehood- Built in dishwasher included- New carpets- Freshly painted- Timber look flooring- Multiple ceiling fans (Lounge room, meals & bedroom 1)- AC Split system to lounge room- Ducted in floor gas heating throughout- Roller blinds throughout- Built in robes to bedrooms 1 & 2- Large laundry with space for future storage- Linen cupboard- Bathroom with bath and shower separate- Separate toilet from bathroom- Double glazed rear sliding door to deck and pergola- Oversized garage (9.9m x 4m)- Motorised garage roller door- Additional rear garage / hobby room with AC split system- Professionally landscaped front and back yards- Extra space for off street parking- Double side gate providing access for cars / trailers/ boats to backyard- Fully fenced yards colorbond (1.8m)- Additional toolshed- Conveniently located directly opposite Kellam Park

Close to Kingsford Smith School - 1.5km (15 minute walk) Kippax Fair Shopping Centre - 1.9km (3 minute drive) Burns Golf Club Belconnen - 2.4km (3 minute drive) Westfield Belconnen Shopping Centre - 4.8km (8 minute drive) Calvary Bruce Hospital - 7.4km (11 minute drive)

Specs Built: 1970 Living: 129m² Porch: 14.5m² Total garage: 56.6m² Total: 200.1m² Land: 760m² Rates: \$781pq Land Tax (If tenanted): \$1,431pq* 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.