

36 Ashburner Street, Higgins, ACT 2615

House For Sale

Friday, 5 April 2024



36 Ashburner Street, Higgins, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Obi Shadmaan
0423980763

27/04/2024

Introducing 36 Ashburner Street, Higgins. A vibrant blend of comfort and entertainment, tailored for first-time buyers or those seeking the perfect venue for unforgettable gatherings. This modern 3 bedroom, 2 bathroom home boasts a fully renovated main bathroom and cozy yet stylish bedrooms providing a sanctuary for relaxation after days of adventure or festivities. Entertainers will delight in the thoughtfully designed spaces, from the beautiful deck to the luxurious jacuzzi and additional breakout areas-perfect for impromptu gatherings or quiet moments of reflection. Modern and tasteful fixtures and fittings adorn the home, ensuring both functionality and style. With a lock-up single carport plus an additional carspace, parking woes become a thing of the past, leaving more time to enjoy the convenience of the fantastic location. Situated minutes from the bustling Belconnen shopping precinct and abundant dining and public transport options, 36 Ashburner Street offers unbeatable convenience for starting a family or planning the ultimate soirée. Don't miss out on this very special offering and let the festivities begin!

The perks:

- Stunning 3 bedroom, 2 bathroom, single-level entertainer
- Multiple living areas
- Well proportioned bedrooms all with built-in robes and fans, ensuite to main bedroom
- Renovated main bathroom with shower, bath and separate toilet
- Beautifully appointed chef's kitchen with electric cooktop, electric oven, dishwasher, breakfast bar, ample bench and cupboard space
- Open plan lounge, dining plus additional meals and family room
- Ducted reverse cycle air-conditioning system
- Two split system air-conditioners in lounge room and main bedroom
- Private and established backyard with deck, entertainment area and jacuzzi
- Single lock-up carport, plus additional carport and ample car spaces
- Close proximity to excellent schools, public transport, Belconnen shopping precinct, easy access to playgrounds and arterial roads to the City

The numbers:

- Living size: 138m²
- Block size: 692m²
- Unimproved value: \$484,000 (2023)
- Rates: \$2,837 per annum
- Land tax: \$4,644 per annum (investors)
- EER: 0.5 stars
- Year of Construction: 1970