

45 Starke Street, Higgins, ACT 2615



House For Sale

Monday, 8 July 2024

45 Starke Street, Higgins, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 749 m2

Type: House



Phyllis Tidmarsh
0439795369



Eva Bustamante Gonzalez
0403699613

Auction 25/07/2024

Privately nestled behind a lush hedge and grand Eucalypts, this immaculately presented home combines timeless charm, recent updates, and ample space inside and out, promising comfortable family living in a peaceful location. Beautiful Tasmanian Oak timber flooring flows through the fresh neutral interiors, with large picture windows that bathe the living spaces in natural light, creating a calm and cosy haven you'll enjoy coming home to. The generous T-shaped layout offers flexible living options. Four bedrooms allow you to use one as a study or to accommodate guests. The sunny formal lounge flows to the casual living and dining area and a central, well-appointed kitchen, providing a cohesive and functional living space for family activities. Sliding doors open to the expansive covered patio for effortless entertaining and alfresco dining while the kids play in the huge, fully-fenced backyard. With so much space, you have the option of installing a pool, ready for the summer months ahead. Higgins is one of Canberra's most established suburbs, with quiet, tree-lined streets and excellent connectivity to Belconnen, the city, and Woden. This property is directly across from Holt playing fields, offering a great location to take the kids or pets to play. It is an easy walk to Kingsford Smith School, parks, Higgins shops, bus stops, and just a 3-minute drive to Kippax Fair, making it an excellent option for families. The Rapid 2 bus service is a short 6 minute walk away. Beautifully presented and offering relaxed family living with plenty of space in a fantastic, family-friendly location, this property is sure to be popular. Contact Phyllis or Eva today to secure this home for yourself.

PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 25TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features:

- Extended four-bedroom single-level home
- Welcoming covered front porch
- Two separate living areas, plus dining room
- Living room drenched with natural light
- Four well sized bedrooms, two with built in robes
- Directly adjacent the Holt Oval
- Tasmanian oak timber floors throughout
- Kitchen with granite bench tops, stainless steel appliances including freestanding electric stove, with gas burners, range hood and dishwasher
- Stylish updated bathroom (2018)
- Convenient separate toilet
- Updated laundry with backyard access
- Near new 5 star Braemar ducted gas heating throughout
- Expansive covered entertaining area with timber deck
- Generous sized lawn area with garden beds
- External gas bayonet fitting for BBQ
- Garden shed
- Side gate access
- Restored roof by REACT Roofing
- Double carport
- Enclosed backyard with Colorbond gates
- Prime Higgins location, within close proximity to Kippax Fair
- Quick walk to Kingsford Smith School, parks, Higgins shops, bus stops, including the Rapid 2
- Stats
- Block: 749 sqm
- Living: 145 sqm
- Built: 1970
- Rates: \$3,220 pa
- Land Tax: \$5,508 pa
- UV: \$486,00 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.