

7 Higgerson Street, Holt, ACT 2615



House For Sale

Monday, 8 July 2024

7 Higgerson Street, Holt, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 813 m2

Type: House



Jake Battenally
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Auction 25/07/2024

Welcome to 7 Higgerson Street, Holt - a beautifully presented 3-bedroom brick home on a generous corner block. Welcoming and warm, the communal spaces are both flowing and versatile, promoting effortless family living and entertaining. The formal entry, boasting Tasmanian oak timber flooring, leads into an open plan kitchen and dining area. The kitchen is well-equipped with new European appliances, a Bosch dishwasher, ample storage, and a breakfast bar, making it a joy for any home cook. The separate lounge room provides a large, light-flooded space for relaxation. All three large and peaceful bedrooms come with built-in robes and warm-toned oak flooring, are centred around a family bathroom with both bath and shower and the convenience of a separate toilet. One of these bedrooms features a built-in desk, ideal for a home office setup. The generous-sized laundry room with sizeable storage unit offers external access to the fully fenced backyard, perfect for outdoor entertainment, activities, backyard cricket and gatherings, safe for children and furry friends. A private entertaining area is nicely situated to catch the sun even in the chilly winter days and to avoid the harsh westerly sun in summer. Additional creature comforts include ducted heating and cooling, as well as a large double garage to fit even the longest cars, ensuring secure and convenient parking. This home is located close to public transport, playgrounds, greenspaces, sporting facilities and just moments away from the glorious greens of Burns Golf Club. The soon-to-be-redeveloped popular Kippax Fair Shopping Centre and Ochre Medical Centre are nearby. A five-minute walk takes you to Holt shops and the convenience of an independent grocer. And if you want more, there is easy access to larger shopping precincts for all your needs. We look forward to welcoming you at our next scheduled inspection so you can truly appreciate all that's on offer.

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

Features: Delightful three-bedroom, stand-alone home in leafy Holt
Generous-sized wrap-around garden with entertaining area
Beautifully presented home
Formal entry
Separate lounge room with Tasmanian oak flooring
Open plan kitchen and dining
Kitchen with new European appliances, Bosch dishwasher, ample storage and stone-topped breakfast bar
3 bedrooms with built-in robes, one with built in desk
Family bathroom with separate bath and shower
Separate toilet
Large laundry room with floor to ceiling storage unit and external access to secure north-facing garden
Ducted gas heating & evaporative cooling
External entertainment area
Fully fenced backyard and entertaining area
Close to public transport, playgrounds, playing fields and greenspace and just moments away from the glorious greens of Burns Golf Club
Belconnen, Popular Kippax Fair Shopping Centre nearby and easy access to larger shopping precincts
Double garage with additional storage

Stats: Build: 1973
Block: 813sqm
Living: 133sqm
Garage: 49sqm
EER: 2.0
UV: \$520,000
Rates: \$2,971 pa
Land Tax: \$4,957 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.