



## Higgins, 125 Pennefather Street

Move-In Ready Gem - Stylish, Low-Maintenance Living in a Prime Location

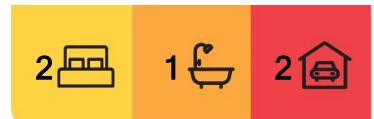
Enjoy the perfect blend of lifestyle and location in this beautifully renovated two-bedroom townhouse-designed for relaxed, low-maintenance living with a touch of charm. Thoughtfully updated and move-in ready, this home is ideal for first-home buyers, downsizers, or investors seeking comfort and convenience in equal measure.

Step inside to a light-filled interior featuring separate lounge and dining areas, offering flexibility for everyday living and easy entertaining. The dining room, complete with a cosy feature fireplace, adds warmth and character, while a split system and ceiling fans throughout ensure year-round climate comfort.

The modern kitchen flows seamlessly to the outdoor space, where a private, landscaped garden creates a tranquil setting-perfect for alfresco meals, morning coffee, or simply unwinding in peace.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Auction 17th May 10AM

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



Both bedrooms are generously sized and include built-in robes and ceiling fans. The stylish, updated bathroom features a full-sized bathtub-bringing a touch of luxury to your daily routine. With contemporary finishes, generous proportions, and easy-care appeal, this home ticks all the right boxes.

Key Features:

- Fully renovated and move-in ready
- Two spacious bedrooms with built-in robes and ceiling fans
- Split system heating and cooling for year-round comfort
- Separate lounge and dining areas
- Dining room with feature fireplace
- Modern kitchen with quality appliances and ample storage
- Spacious bathroom with full-size bathtub and sleek finishes
- Private, easycare garden perfect for outdoor entertaining
- Secure single-car garage with additional off-street parking
- Conveniently located near shops, parks, schools, and public transport

You'll love the unbeatable convenience of having local shops, schools, and parks just moments away. With easy access to Kippax Fair, Hawker Village, Belconnen Town Centre, and the Canberra City, everything you need is right at your fingertips. Enjoy the best of both worlds-peaceful suburban living with excellent connectivity to all the action.

Whether you're looking to settle in or secure a smart investment, this delightful townhouse offers long-term comfort, style, and an enviable lifestyle. Move in and start enjoying from day one.

Land Size: 455m2  
Living Size: 120sqm  
Garage: 41m2  
Rates: \$731.00 p.q  
Body Corporate: \$956.75 p.q  
EER: 1.5 Stars

More About this Property

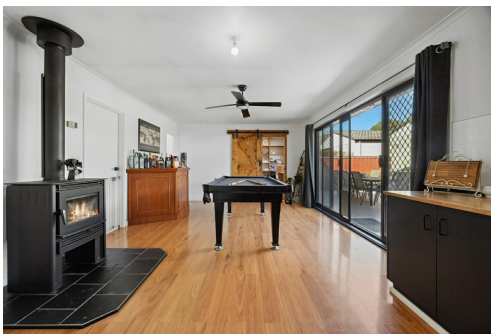
Property ID	J3DH5W
Property Type	House
House Size	160 m²
Land Area	455 m²
EER	1.5

Pauline Jenkins  
Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

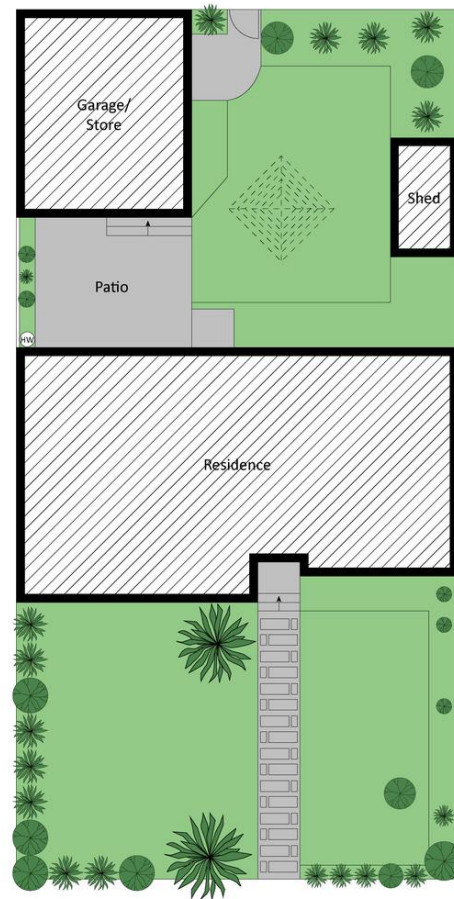
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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