

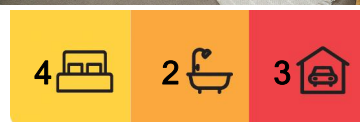


Higgins, 15 Wearing Street

Move-In Ready in a Peaceful Location

FIND. Quietly positioned in a peaceful and family-friendly street in the sought-after suburb of Higgins, this well-presented home offers a practical and spacious floorplan perfect for growing families. This property provides the perfect balance of privacy and convenience, with an expansive backyard and just moments from local parks, schools, and amenities. A great location for those who love outdoor activities, enjoy peaceful living, and desire quick access to all that the area offers.

LOVE. With a functional layout spread across one level, the home offers a choice of generous living spaces, including a light-filled lounge and a separate family room. The heart of the home is the well-appointed kitchen, which seamlessly flows into the dining area and offers easy access to the large wisteria shaded outdoor entertaining space. The backyard is a haven for relaxation and fun, featuring established gardens and plenty of room for the kids and pets to play.



For Sale
Auction

View
ljhooker.com.au/1HN3F9U

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EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888



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.

LIVE. Positioned in a quiet, family-focused street, this home offers convenience at your doorstep. You'll enjoy quick access to local shops, schools, and public transport. It's also within easy reach of walking and cycling trails and scenic parks, making it the ideal location for those who enjoy an active lifestyle while enjoying the peace and serenity of a residential street.

ABOUT THE AREA

Local Transport:

- Buses to the City CBD
- Quick access to Belconnen and surrounding suburbs

Shopping & Dining:

- Kippax Fair Shopping Centre
- Westfield Belconnen

Schools:

- Southern Cross Early Childhood School
- St. John's Primary School
- Hawker College
- Melba Copland Secondary School

OVERVIEW:

- 4 bedrooms
- 2 bathrooms
- Split system heating & cooling
- Large gas fire
- 2 carports & 1.5 car garage
- 6.6kW solar system with a 10kW battery

RATES/SIZE:

- Rates: \$3,102 p.a. approx.
- Land tax: \$5,248 p.a. approx.
- Block size: 798sqm
- Living area: 154sqm
- Built in 1971
- EER: 1.5

All information contained herein is gathered from sources we consider to be reliable.

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More About this Property

Property ID	1HN3F9U
Property Type	House
House Size	125 m2
Land Area	799 m2
EER	1.5
Including	Ensuite

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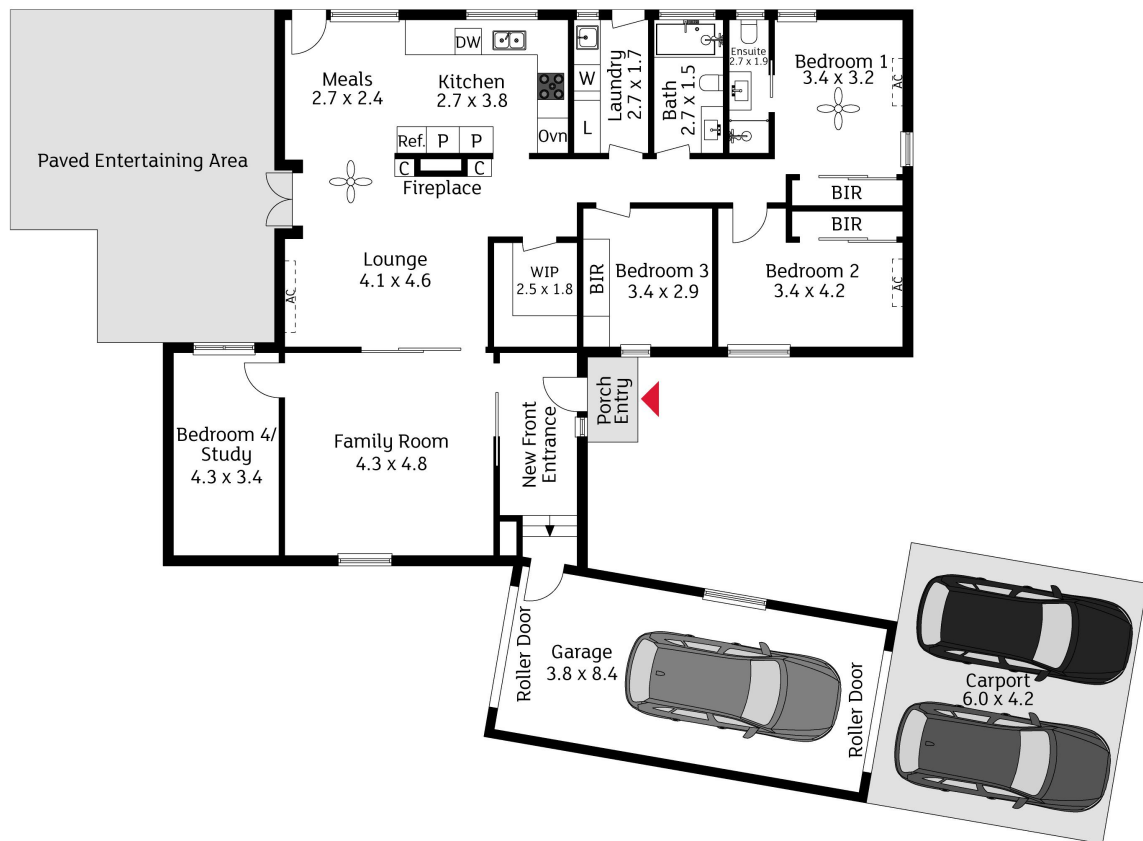
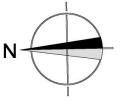
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

15 Wearing Street, Higgins

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