

LJ Hooker



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24 Fullagar Crescent, Higgins

## Charming Home Designed for Family Living

Welcome to this generous and well-appointed residence offering comfort, and functionality for growing families or those seeking room to spread out in a low-maintenance setting. Thoughtfully designed and beautifully presented, this home delivers easy living in a welcoming, family-focused environment.

The home features a practical and flexible floorplan with multiple light-filled living zones, perfect for both everyday living and entertaining. Five well-proportioned bedrooms all complete with built-in robes provide excellent accommodation for families, guests and home office options. Two main bathrooms ensure comfort and convenience for busy households.

At the heart of the home, the kitchen is functional and inviting, overlooking the living and outdoor areas, making it ideal for family connection and entertaining. The living spaces flow effortlessly outdoors, where there is ample opportunity to enjoy alfresco dining, children's play, or relaxed weekend gatherings.

Completing the package is a secure two-car garage, providing excellent storage and everyday convenience. Set in a quiet,

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### AUCTION

Thu 12th Mar @ 6:00PM

### VIEW

Thu 5th Mar @ 5:30PM - 6:00PM

### AGENTS

Duncan Walker  
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dwalker@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.

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established neighbourhood close to schools, parks, shops, and transport, this home is perfectly positioned for a connected yet peaceful lifestyle.

**Features:**

- Five generous bedrooms, all with built-in robes
- Walk-in robe in main bedroom
- Two well-appointed main bathrooms
- Light-filled living areas
- Functional kitchen with ample storage and bench space
- Established outdoor entertaining area
- Secure two-car garage with additional storage options
- Plenty of off-street parking on loop driveway
- Close to schools, parks, shops, and public transport
- Easy access to major arterial roads
- 4 Min walk to Higgins Oval
- 1 Min drive to Higgins Shops
- 3 Min drive to Kippax Fair Shopping Centre
- 6 Min Drive to Westfield Belconnen
- 15 Min Drive to City

**Statistics:**

- Land Size: 843sqm
- Property Size: 176sqm
- Garage Size: 29sqm
- EER: 2.0
- Rates: \$2,940p.a
- Land Tax: \$5,248p.a (investors only)
- Unimproved Land Value: \$484,000

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP0WMF8H
Property Type	House
House Size	176 m2
Land Area	843 m2
EER	2

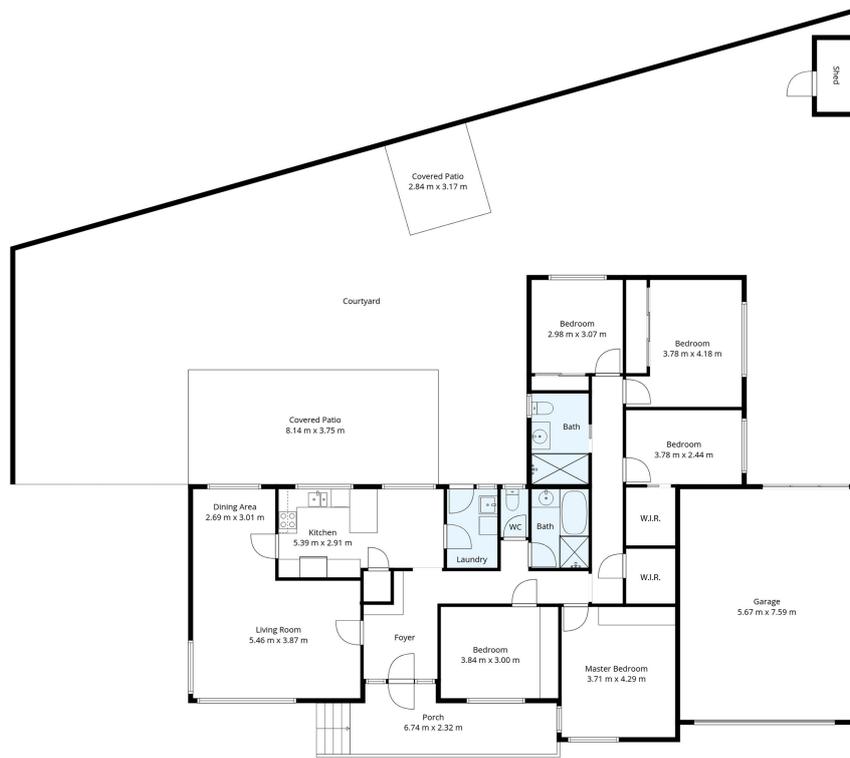
**Duncan Walker 0452 494 520**

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*