

24 Fullagar Crescent, Higgins

Unlock the Potential




This well-appointed home offers an outstanding opportunity for buyers looking to secure long-term value with the flexibility to enhance over time. Comfortable and functional as it stands, the home also presents exciting scope to modernise, personalise, and reap the rewards in years to come.

Designed with family living in mind, the floorplan features five well-sized bedrooms, all complete with built-in robes, which offer versatile accommodation for growing families, guests, or those needing dedicated work-from-home options. Two main bathrooms add further convenience for busy households.

At the centre of the home, the kitchen is practical and welcoming, overlooking outdoor spaces to create a connected hub for family life and entertaining. With solid foundations already in place, there is excellent potential to update and add value at your own pace.

Outside, the easy-care outdoor areas offer plenty of room for covered alfresco dining, children's play, or relaxed weekend gatherings, with scope to further enhance the space to suit your lifestyle vision. A secure double garage provides excellent storage and everyday practicality, while the, established location is close to schools, parks, shops, and transport adds long-term appeal.

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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FOR SALE
\$899,999

VIEW
Sat 13th Jun @ 10:00AM - 10:30AM

AGENTS
Duncan Walker
0452 494 520
dwalker@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

 **LJ Hooker**

Whether you're looking to move straight in, renovate gradually, or unlock the home's full potential in one fell swoop, this is a property where short-term work could deliver lasting lifestyle and financial gain.

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 m ²
Land Area	843 m ²
EER	2

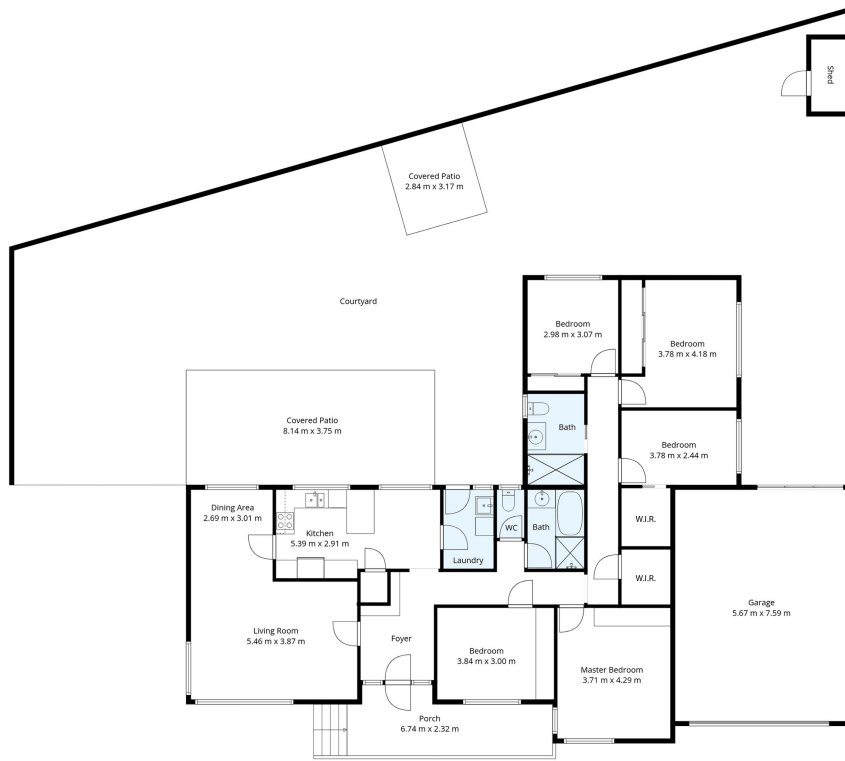
Duncan Walker 0452 494 520

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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.