



Higgins, 3 Fullagar Crescent

You Can't Beat Classic Charm & Entry Level!

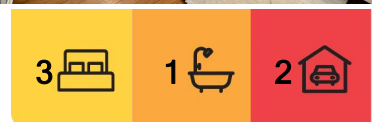
In a set back position, on a generous 691sqm block, sits this beautiful property offering the perfect blend of modern living, ample outdoor space, and a warm, homely feel - ideal for a growing family. Unlike cookie-cutter houses, this home exudes character and charm, making it a truly unique find.

Inside, you'll discover three spacious bedrooms, with built-in wardrobes that provide plenty of storage. The central bathroom features a separate toilet for added convenience. The updated kitchen is a culinary delight, boasting high-quality Miele appliances that make cooking a pleasure. Throughout the home, beautiful timber floorboards add warmth, while cozy carpeted bedrooms create a perfect retreat for relaxation.

Designed with comfort in mind, the home features reverse cycle heating and cooling, ducted gas heating, double glazed windows at the front of the home, along with excellent insulation to keep you comfortable in all seasons.



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

View
ljhooker.com.au/1HB7F9U

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EER ★★★★★

LJ Hooker Kippax
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Find a fantastic entertaining space outside, perfect for hosting friends and family. The private enclosed, flat backyard is ideal for kids to play and pets to roam freely, offering plenty of room for outdoor activities. The double garage with remote access provides secure parking and extra storage, while the full-size laundry ensures you have all the space you need to stay organised.

There's a reason Higgins is so tightly held. This location offers exceptional convenience without being in the midst of the city. The Kippax Fair, with Woolworths, groceries, the Reject Shop, and various dining options, is just a 5-minute walk away. The Belconnen Town Centre is a 10-minute drive, and the city is a quick 20-minute drive via adjacent major roads. For education, you're spoiled for choice with Edge Early Learning Centre, Cranleigh School, and Kingsford Smith High School all within walking distance. Enjoy the lovely parkland across the road and close proximity to public transport.

The brief;

- 3 spacious bedrooms with built-in wardrobes.
- A central bathroom with a separate toilet.
- A modern kitchen with high-quality Miele appliances.
- Reverse cycle heating and cooling, ensuring comfort in all seasons.
- Ducted gas heating.
- Great insulation.
- Mixture of double and single glazed windows.
- Beautiful timber floorboards throughout and carpet in the bedrooms.
- Situated on a generous 691sqm block, offering ample space for outdoor activities.
- A double garage with automatic remote door provides secure parking and extra storage.
- A full-size laundry with plenty of storage.
- A fantastic entertaining space out the back, perfect for hosting friends and family.
- Private enclosed, flat backyard that's ideal for kids to play and your four-legged friends to roam freely.
- Close to Kippax Fair, Belconnen town centre and the Canberra CBD.
- Edge Early Learning Centre, Cranleigh School, and Kingsford Smith High School are all within walking distance.

This home is not just a place to live - it's a place to create lasting memories. With its unique character, warm ambiance, and thoughtful design, it's the perfect setting for a growing family. Whether you're entertaining guests, enjoying family time, or simply relaxing, this property is designed to meet all your needs.

Don't miss the chance to make this charming home your own. Contact Hannah on 0422 381 055 or Maxwell on 0402 778 603 to arrange a viewing!

Land size: 691m²

Rates: \$2,843 p.a. approx.

Land Tax: \$4,659 p.a. approx.

EER: 3.5

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More About this Property

Property ID	1HB7F9U
Property Type	House
House Size	100 m ²
Land Area	691 m ²
EER	3.5

Hannah Green 0422 381 055

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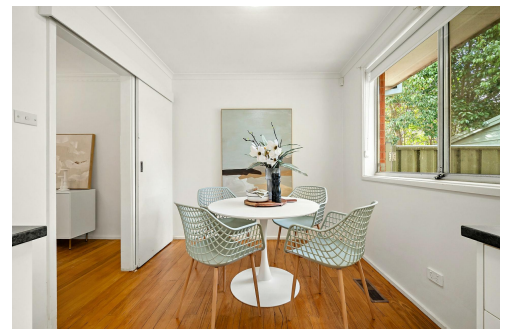
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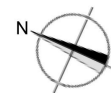
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Fullagar Crescent, Holt

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