



Higgins, 36 Lutwyche Street

Where memories are made!

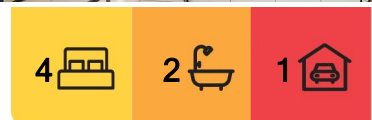
Set on a generous 697sqm block, 36 Lutwyche Street offers the perfect blend of comfort, flexibility, and charm in one of Belconnen's most tightly held suburbs. Freshly painted, light-filled, and thoughtfully updated through the years, this 4-bedroom, 2-bathroom home is ready to move straight into or adapt to your needs.

Something the owner loved was raising their family here, with the children able to walk easily to the local school and Kippax shops. The location also made life easy with quick access to major roads, putting all of Canberra within easy reach. When they extended the home to add a spacious family room and a master bedroom with ensuite, it became an even better place to live, with more space for everyone to enjoy.

Bathed in natural sunlight at all times of the day, the home's bright and airy interiors create a warm and welcoming atmosphere. A fantastic feature is the two separate living areas, including a front lounge that can be completely closed off, ideal as a kids' playroom or



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For Sale
Auction

View
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EER ★★★★★

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home office. At the heart of the home, the inviting kitchen with its charming server window connects seamlessly to the living and entertaining spaces. With electric cooking, a dishwasher, and generous storage, meal preparation is a breeze.

The clever design flows effortlessly from the kitchen to the dining room and main lounge, opening through sliding doors to the enclosed patio, a space where great memories have been made and new ones are ready to be created.

The approved master bedroom extension offers a private haven with direct backyard access, a large built-in robe, and a neat ensuite. The remaining three bedrooms are well-sized and thoughtfully positioned around a central bathroom, complemented by a separate toilet and full-size laundry with external access.

Year-round comfort is assured with gas heating and upgraded insulation that meets rental standards, making it an easy investment choice too.

Outside, lush greenery and a recently landscaped frontage set the tone, while the backyard offers a blank canvas with plenty of room for children, pets, or future additions. The enclosed patio is perfect for relaxed gatherings, and the friendly, family-oriented street adds to the appeal.

The brief:

- 697sqm block
- 131sqm of living
- Charming server window from kitchen to living
- Two separate living areas
- Master bedroom with built-in robe, ensuite, and direct backyard access
- Upgraded insulation meeting rental standards
- Single carport
- 5-minute walk to Kippax Fair
- 10-minute drive to Belconnen Town Centre
- 20-minute commute to the city
- Excellent local schools within walking distance
- Enclosed patio

Why Higgins?

Higgins is one of Belconnen's most tightly held suburbs for a reason. It has a true community feel, with parks, schools, and shops nearby, yet it is tucked away from the city's hustle and bustle. This home is your opportunity to secure a spacious, adaptable property in a location families love, and to continue the story of a place that has been a treasured family haven for many years.

RATES/SIZE:

- Land size: 697sqm approx.
- House size: 131sqm approx.
- Rates: \$3,267 p.a. approx.
- Land Tax: \$5,932 p.a. approx.
- EER: 1.0

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More About this Property

Property ID	1HSHF9U
Property Type	House
House Size	131 m2
Land Area	697 m2
EER	1
Including	Dishwasher Built-in-Robes Fully Fenced

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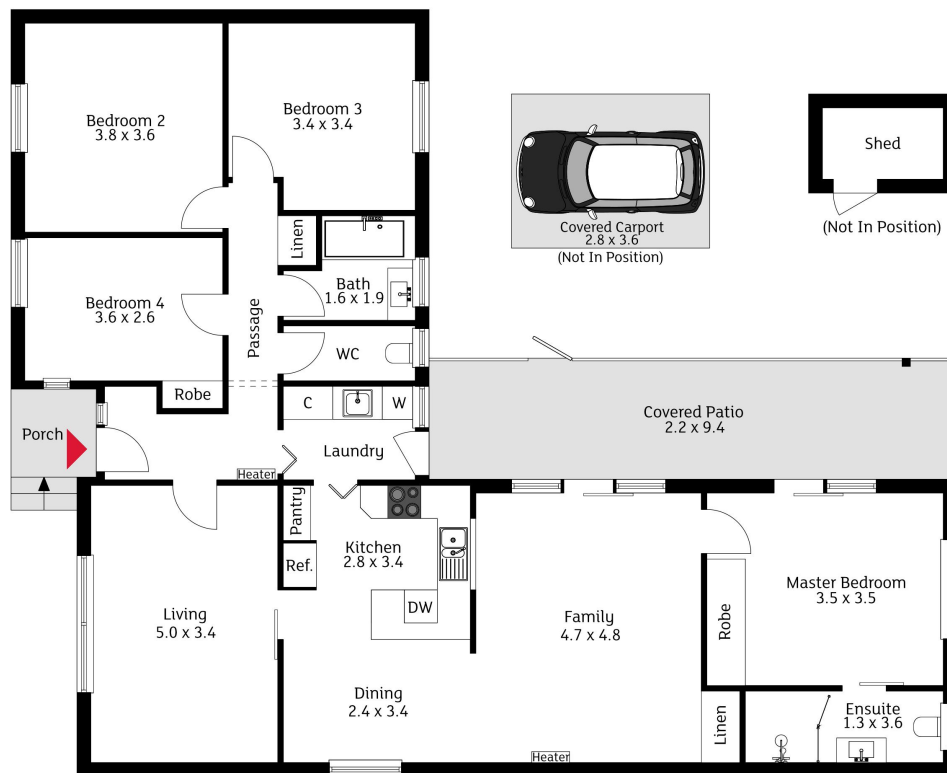
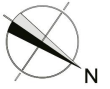
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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