



## Higgins, 38 Lutwyche Street

Lovingly Held for Over 25 Years

AUCTION 21ST MAY 2025 AT 6PM | In-rooms location: LJ Hooker Canberra City Office

Auction HQ

Bidding Guide - \$749,000+

After more than two decades of treasured memories, this beautifully cared-for home is ready to begin a new chapter with its next owners.

Nestled in the heart of Higgins on a generous 763sqm block, this classic Canberra red brick residence offers comfort, space, and the perfect canvas to add your personal touch. Surrounded by lush, low-maintenance gardens that create a private and peaceful setting, this property is more than just a house - it's a home with heart.

Step inside to a large, light-filled living area that opens the home beautifully. The kitchen is spacious and functional, complete with electric cooking and a dishwasher - easily



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**For Sale**  
\$749,000+

**View**  
[ljhooker.com.au/1HN7F9U](https://ljhooker.com.au/1HN7F9U)

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**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

updatable to suit your style.

The home boasts three well-sized bedrooms, each with built-in wardrobes, offering comfort and convenience for families or downsizers alike. A thoughtfully designed central bathroom with a separate toilet enhances everyday functionality.

Stay comfortable all year round with gas heating and reverse cycle air conditioning. Practicality continues outside with two driveways, a double tandem enclosed carport, a single garage, and an additional storeroom/workshop for all your hobbies and storage needs.

Enjoy your morning coffee in the serene sunroom, surrounded by lemon trees, rosemary, established greenery, and a garden shed to keep things tidy. Whether you're entertaining or simply soaking up the peaceful garden vibes, this backyard is a true retreat.

#### THE BRIEF;

- Classic red brick charm with potential to personalise
- Spacious living and kitchen areas
- 3 bedrooms with built-in wardrobes
- Gas and reverse cycle heating/cooling
- Double tandem carport + single garage + workshop
- Beautiful gardens and sunroom for entertaining
- 763sqm block with established trees and garden shed
- Across from parkland & close to public transport
- 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

Higgins is one of Belconnen's most tightly held suburbs for a reason - a true community feel with all the conveniences nearby, yet tucked away from the city's hustle and bustle. This home is the perfect opportunity to secure your place in a sought-after location.

Ready to make it yours? Come and see the potential, the charm, and the warmth for yourself.

Land area: 763sqm

Build area: 131sqm

Rates: \$3,125 p.a. approx.

Land tax: \$5,724 p.a. approx.

EER: 1.5

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## More About this Property

<b>Property ID</b>	1HN7F9U
<b>Property Type</b>	House
<b>House Size</b>	131 m2
<b>Land Area</b>	763 m2
<b>EER</b>	1.5

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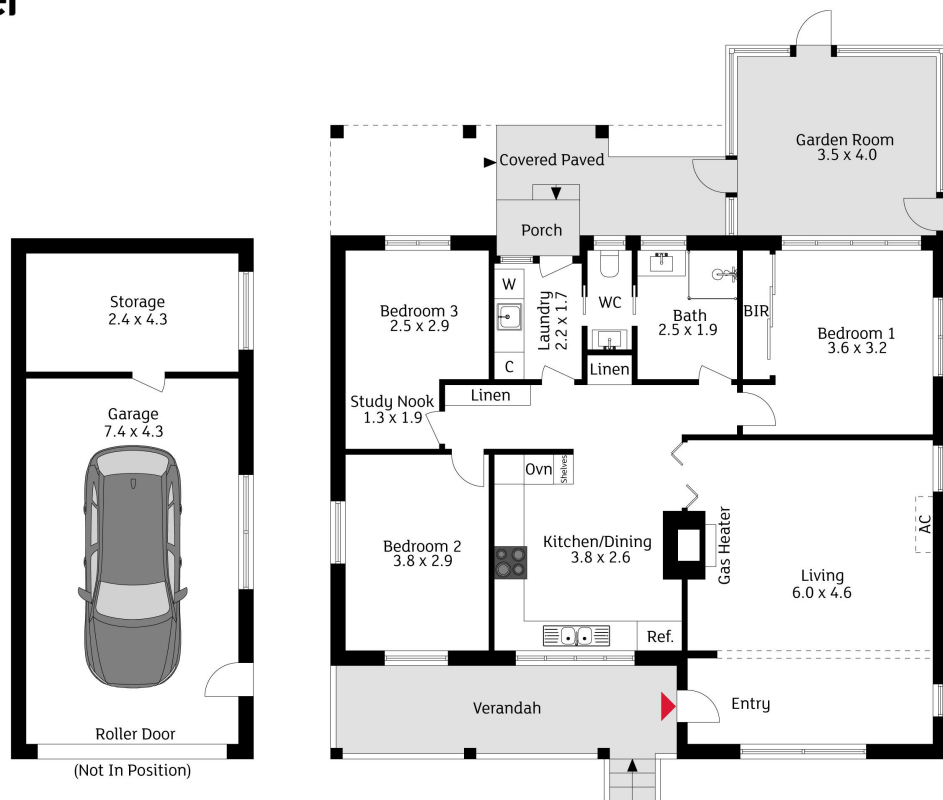
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

38 Lutwyche Street, Higgins

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