



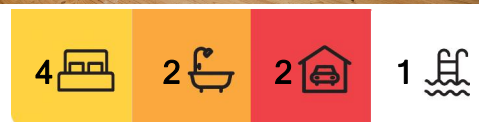
Higgins, 4 Wearing Street

Bring Your Imagination!

It's no secret - this home needs work. But with good bones, a spacious layout, and an unbeatable location, the potential is undeniable. With a bit of elbow grease, it could be transformed into something truly magical.

Situated on a flat, rectangular 721sqm block at the beginning of the tightly held Wearing Street, this four-bedroom, two-bathroom home with 182sqm of living is waiting for someone with vision. With two living areas, two dining areas, and a functional kitchen overlooking the backyard, there's plenty of space to transform. The kitchen already features an upgraded oven, electric cooktop, and dishwasher.

Additional features include ducted gas heating and instant gas hot water, ensuring year-round comfort and efficiency. There is also a single carport plus extra off-street parking for added convenience.



For Sale
Auction

View
ljhooker.com.au/1HKSF9U

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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.

EER ★★★★★

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Outside, a large deck and swimming pool offer the promise of a fantastic entertaining space. Set back from the street for added privacy, there's also a single carport.

Located in a prime position, this home offers exceptional convenience. Just around the corner from Kellam Park, it's also a mere two minutes from Higgins Oval and Edge Early Learning, four minutes from Kippax Shopping Centre and Kingsford Smith School, and ten minutes from Belconnen Town Centre with Westfield and major amenities. Plus, Canberra's CBD is only a fifteen-minute drive away. The current owners especially appreciated the easy access to William Hovell Drive, Kingsford Smith Drive, and Belconnen Way, making trips across Canberra quick and effortless.

THE SUMMARY;

- 4 bedrooms with built-in wardrobes
- 2 bathrooms
- 2 living areas and 2 dining areas
- Flat, rectangular 721sqm block set back from the street for privacy
- Functional kitchen with upgraded oven, electric cooktop, and dishwasher
- Ducted gas heating and instant gas hot water
- Single carport plus extra off-street parking
- Large deck and swimming pool
- Storage shed
- Around the corner from Kellam Park
- 2 minutes to Higgins Oval and Edge Early Learning
- 4 minutes to Kippax Shopping Centre and Kingsford Smith School
- 10 minutes to Belconnen Town Centre and Westfield
- 15 minutes to Canberra's CBD

This is a true blank canvas, ready for you to let your imagination run free. Whether you are looking to renovate, rebuild, or reimagine, the possibilities are endless. Bring your creativity, roll up your sleeves, and turn 4 Wearing Street, Higgins, into something truly special.

Get in touch to book a private inspection or come along to one of our open homes to explore the possibilities!

Rates: \$3,230 p.a. approx.

Land tax: \$5,523 p.a. approx.

EER: 0.5

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More About this Property

Property ID	1HKSF9U
Property Type	House
House Size	155 m2
Land Area	722 m2
EER	0.5
Including	Ducted Heating Pool Deck Dishwasher Built-in-Robes Fully Fenced

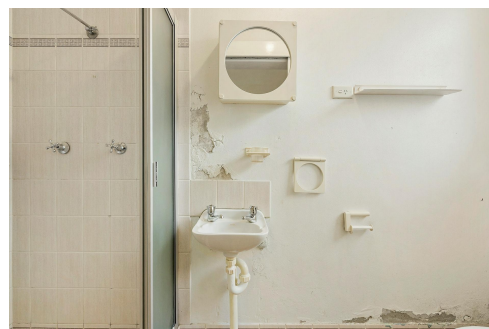
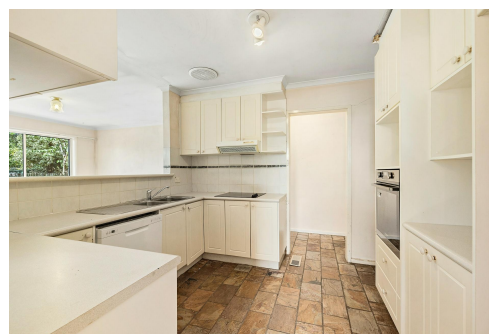
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

4 Wearing Street, Higgins

Produced by DIAKRIT