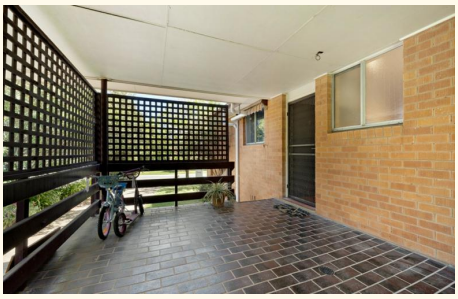

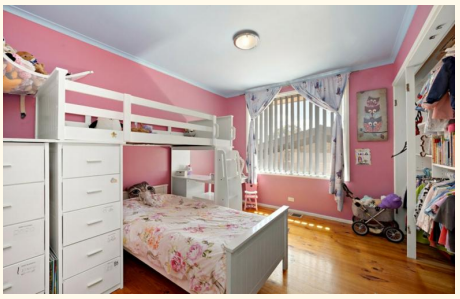

41 O'Sullivan Street, Higgins

An Exceptional Opportunity with Endless Potential in Higgins!

Opportunities like this don't come around every day! Set on an impressive parcel of just over 1,200m² in the ever-popular suburb of Higgins, 41 O'Sullivan Street presents an incredible opportunity to secure a substantial piece of Canberra real estate with endless possibilities. Whether you're dreaming of a knockdown rebuild, extending the existing home, adding a swimming pool or creating your ultimate outdoor entertaining space, the potential here is enormous!

The existing residence offers three generous bedrooms, two beautifully appointed bathrooms and a single carport. Much of the internal work has already been completed, providing a fantastic foundation to move straight in while leaving plenty of opportunity to add your own personality and finishing touches. Adding further appeal is the great-sized garage at the rear, offering excellent space for additional vehicles, storage, a workshop or all the toys.

Step outside and discover a backyard full of character, with beautiful established plants, greenery and fruit trees, creating a wonderful collection of spaces to enjoy throughout the day. Whether it's your morning coffee in the sunshine, entertaining family and friends, enjoying the gardens or finding a quiet corner to unwind, there's

3 2 1

FOR SALE
By Negotiation

VIEW
Sat 31st Oct @ 10:15AM - 10:45AM

AGENTS

Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au

Jay Sarji
0448 222 653
jay.sarji@ljhkaleen.com.au

AGENCY
LJ Hooker Kaleen
(02) 6241 1922

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.

LJ Hooker

genuinely a place for everyone and every occasion.

Perfect for first home buyers looking to get into the market, builders wanting their next project, investors looking to secure a substantial landholding or families dreaming of creating their forever home, this property offers flexibility and opportunity in spades.

Higgins is a fantastic established suburb, loved for its leafy streets, family-friendly atmosphere and wonderful convenience. With local shops, parks, playgrounds, sporting facilities and schools nearby, plus easy access to Kippax Shopping Centre, Hawker, Belconnen Town Centre and the Canberra CBD, you'll have everything you need right at your doorstep.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:
1229m2 block
Three bedrooms
Two bathrooms
Location
Fruit trees & established gardens
Good size kitchen
Large garage

PROPERTY INFO:
Rates: $3,724 pa approx
Land Tax: $5,826 pa approx
EER: 0.5

Disclaimer:
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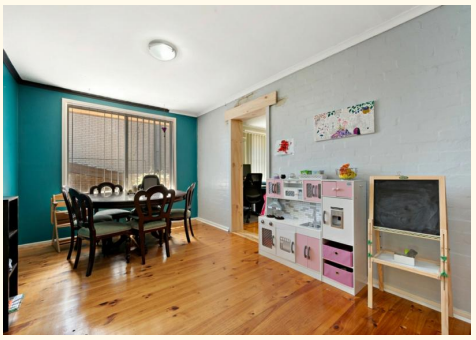

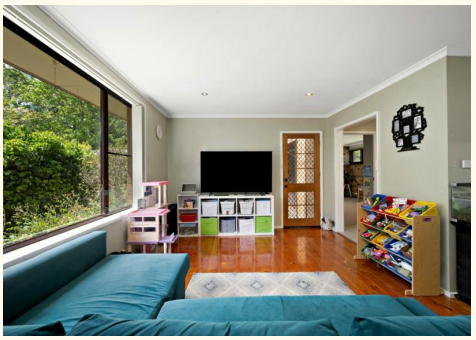

MORE DETAILS

Property ID	2H9TF9Q
Property Type	House
Land Area	1229 m2
EER	0.5

Lukas Cole 0432 289 618
Licensed Agent ACT | lukas.cole@ljhkaleen.com.au
Jay Sarji 0448 222 653
Sales Associate | Team Cole | jay.sarji@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922
Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
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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.

41 O'Sullivan Street, Higgins

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