



## Higgins, 49 Northmore Crescent

### Higgins Opportunity!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to the prime opportunity of a lifetime! Nestled in the heart of the highly sought-after suburb of Higgins, this 3-bedroom, 1-bathroom, 1-car property on a spacious corner block of 762m<sup>2</sup> is a dream waiting to be realized. Whether you're a downsizer seeking a cozy haven, an investor eyeing potential returns, or a first-time homebuyer stepping into homeownership, this property is tailor-made for you.

Unlock the potential of this residence, ideal for those with a passion for projects or a keen eye for renovation. Embrace the chance to customize and revitalize, or explore the possibilities of a knockdown-rebuild on this generous plot. The location is truly unbeatable, boasting proximity to an array of amenities. Imagine having schools, picturesque walking trails, and charming cafes right at your doorstep. The renowned Belconnen Precinct & Kippax Fair is just a stone's throw away, offering a vibrant hub of shopping, dining, and

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/2G3DF9Q](http://ljhooker.com.au/2G3DF9Q)

**Contact**  
**Lukas Cole**  
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[lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

EER ★★★★★

**LJ Hooker Kaleen**  
**(02) 6241 1922**



**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.

entertainment. Plus, with easy access to main roads, convenience is at the forefront.

Seize this incredible opportunity and make your mark in the thriving community of Higgins. Give Lukas Cole a call on 0432 289 618 for further information or to schedule a private inspection.

Features:

- Large 762m2 corner block
- 3 bedrooms
- Front, sides and back completely tidied up and defined
- Incredible location
- Loads of opportunity and potential

Rates: \$2,915 pa approx

Land Tax: \$4,825 pa approx

EER: 0

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## More About this Property

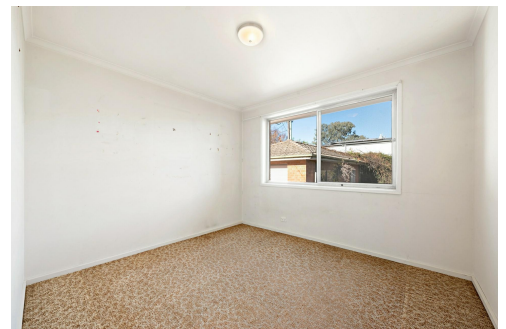
<b>Property ID</b>	2G3DF9Q
<b>Property Type</b>	House
<b>House Size</b>	101 m <sup>2</sup>
<b>Land Area</b>	762 m <sup>2</sup>

**Lukas Cole 0432 289 618**

Licensed Agent | [lukas.cole@ljhooker.com.au](mailto:lukas.cole@ljhooker.com.au)

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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.

49 Northmore Crescent, Higgins

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