







5 Cussen Street, Higgins

# A Higgins Opportunity With Endless Potential!

Positioned in the ever popular suburb of Higgins, 5 Cussen Street presents an exciting opportunity to secure a home with character, space and enormous potential. Set on a generous 780m² parcel of land, this unique three bedroom, two bathroom residence offers the perfect foundation for those looking to renovate, modernise, extend or simply create something truly special. Whether you're a first home buyer looking to get into the market, a growing family wanting more space or a savvy buyer with an eye for potential, this is an opportunity worth getting excited about!

From the moment you step inside, you'll appreciate the individuality and charm this home has to offer. High ceilings complemented by exposed timber beams create a wonderful sense of character, while the abundance of large windows allows beautiful natural light to filter throughout. This is certainly not your typical cookie cutter home, with its own personality, interesting design and fantastic underlying bones. The galley-style kitchen provides a practical layout, while the three generously proportioned bedrooms and two bathrooms offer a fantastic starting point for your future plans.

Outside, the possibilities continue. The expansive 780m² block is

3 2 2

**FOR SALE**
By Negotiation

**VIEW**
Sat 21st Nov @ 10:45AM - 11:15AM

**AGENTS**

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complemented by gorgeous established gardens, creating a lovely setting with plenty of room to entertain, extend, add further improvements or simply enjoy the space on offer. A double carport provides convenient covered parking, while the overall layout and land size give you the flexibility to make this property your own. While some areas are ready for a little love and attention, that's exactly where the opportunity lies bring your vision, add your own style and unlock the incredible potential that awaits.

And then there's the location! Higgins is one of Belconnen's well established and highly regarded suburbs, loved for its leafy streets, family friendly atmosphere and outstanding everyday convenience. You're just moments from local shops, schools, parks and sporting facilities, with Kippax Fair providing a fantastic shopping and dining destination nearby. Belconnen Town Centre is also within easy reach, offering major retail, restaurants, cafes, entertainment and essential services. With convenient access to public transport, major arterial roads and the wider Canberra region, you'll enjoy a lifestyle that combines suburban tranquillity with everyday accessibility.

Opportunities like this are all about seeing the potential, recognising the value and imagining what could be. With its generous block, unique character, fantastic foundations and sought after Higgins address, 5 Cussen Street is ready for someone to roll up their sleeves and make something truly special. The potential is here all that's missing is your imagination!

Features:
780m2 block of land
High ceilings
Exposed timber beams
Three bedrooms
Two bathrooms
Large galley kitchen
Double carport
Location
Walk in wardrobe - Master

PROPERTY INFO:
Rates: $3,437 pa approx
Land Tax: $5,292 pa approx
EER: 0.5

Disclaimer:
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## MORE DETAILS

| | |
|---|---|
| Property ID | 2H9ZF9Q |
| Property Type | House |
| House Size | 112 m2 |
| Land Area | 780 m2 |
| EER | 0.5 |

**Lukas Cole 0432 289 618**
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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.

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