



Higgins, 50 Davidson Street

Where Space, Style, and Convenience Come Together Perfectly

In a sought-after neighbourhood, this beautifully updated family home offers the ideal mix of comfort, space, and convenience. Perfect for relaxation, entertaining, or family time, it has everything you need.

The light-filled living area, with its northern aspect, is the heart of the home, offering a spacious and welcoming environment. The open-plan layout connects the living and dining areas seamlessly.

The updated kitchen is both stylish and functional, featuring quality stainless steel appliances, including a Smeg oven, a 4-burner gas cooktop, 40mm bench tops, tiled splash backs, and ample storage-perfect for busy families. The kitchen and bathroom also offer the convenience of instant hot water.



For Sale
Auction

View
ljhooker.com.au/1HHUF9U

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EER ★★★★★



LJ Hooker Kippax
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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.

All three bedrooms are generously sized with built-in robes, while the updated bathroom includes a large bath, a heated towel rack, and plenty of space for relaxation.

The home boasts easy-care vinyl flooring throughout the living areas, providing durability and low-maintenance appeal, along with ducted gas heating and evaporative cooling for year-round comfort. The property is fully insulated (walls, roof, and floors), which contributes to its 5.5 energy rating, making it an energy-efficient choice.

The spacious 833sqm yard includes a flat open area, a side section (previously used to fit a portable playground), and side access-offering the potential for further development, such as a second dwelling, thanks to recent zoning changes. There's also a paved alfresco area, perfect for outdoor dining and entertaining. The 5000-litre water tank and Wi-Fi connected irrigation system make garden maintenance a breeze.

Other features include plantation shutters, LED down lights throughout, a built-in bookshelf, and a study desk, ideal for work or study. For added peace of mind, security cameras have been installed around the property.

With plenty of parking (single garage, carport, and additional driveway space), you'll have room for all the family and guests.

The location is unbeatable-just a short walk to Kippax Shops and a quick drive to Belconnen Town Centre, with parks and nature reserves nearby for outdoor activities.

FEATURES;

- North facing front and living
- Open-Plan Living & Dining
- Updated Kitchen with quality appliances, such as 4-burner gas cooktop, 40mm benchtops, tiled splashbacks, and ample storage
- Three Generous Bedrooms with built-in robes
- Updated Bathroom featuring a large bath
- Separate toilet
- Low-Maintenance Timber-Look Flooring throughout the living areas
- Ducted Gas Heating & Evaporative Cooling
- Spacious Backyard with a flat open area and side section (previously fit a portable playground)
- Paved Alfresco Area ideal for outdoor dining and entertaining
- Wi-Fi Connected Irrigation System and Water Tank for easy garden maintenance
- Plantation Shutters and LED Down lights throughout
- Built-In Bookshelf & Study Desk in the living area
- Parking for 4+ Cars with a single garage, carport, and extra uncovered driveway space
- A short stroll to Kippax Shops and a quick drive to Belconnen Town Centre
- Nearby Parks, Playgrounds, and Nature Reserves for outdoor activities

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

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

EER: 5.5

This well-maintained home offers modern updates, practical features, and a relaxed lifestyle in a prime location. Don't miss out-contact us today to arrange a viewing!



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More About this Property

Property ID	1HHUF9U
Property Type	House
House Size	105 m2
Land Area	832 m2
EER	5.5

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