



## Higgins, 61 Kriewaldt Circuit

### The Very Ultimate in Family Living

If you are a young family looking for the perfect home to enjoy for years to come, 61 Kriewaldt Circuit should tick all your boxes! And with the original home owner of more than 50 years now downsizing, this could be just the opportunity you have been waiting for.

Set in one of the nicest loop streets in the area, on a large leafy private block of almost 1000sqm, this quality AV Jennings built home has been beautifully maintained and there is plenty of space to grow into. Inside, there are ample formal and informal living spaces and all four bedrooms are a great size, the main with a great ensuite bathroom and a walk through wardrobe. Additionally, the home is light filled with large picture windows and with a long list of other quality inclusions.

Although there is still scope to modernise and add your own personal touches, there have been some tasteful updates and renovations done over the years, making it very easy to move in, get settled and make improvements later.



**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.



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**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/3548GCY](http://ljhooker.com.au/3548GCY)

**Contact**  
**Peta Barrett**  
0499 044 028  
[peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

EER ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

One of the loveliest parts of the home is the gorgeous back garden and the outdoor entertaining spaces. Splashing about in the sparkling solar heated inground pool is the perfect way to enjoy the summer months with family and friends and there is also a great deck and a BBQ area to enjoy. A dream for outdoor entertainers!

Positioned on a corner block, there is plenty of off street parking, with two driveway accesses. Plus there is covered car accommodation for two cars and a huge (double garage sized) workshop, ideal for any home handyman or tinkerer. Or for a family wanting space for a 'man cave', studio or other work area.

Although the street is quiet with barely no through traffic, the location is also central and convenient, with walking paths from the cul de sac directly through to the bus, parkland, ovals and shopping at both Higgins and Kippax, without having to cross main roads. The Kingsford Smith School, offering schooling pre school to Year 10, is also just a short walk away.

For further information regarding viewings or other questions contact Team Peta Barrett on 0499 044 028.

- Four ample bedrooms, three with built in wardrobes and the main with a walk through wardrobe
- Formal lounge and dining rooms plus a lovely sunroom
- Large kitchen with dishwasher, plenty of cupboards and an adjacent meals area
- Two updated bathrooms
- Ducted gas heating and evaporative cooling
- Neutral colour scheme throughout
- Quality AV Jennings build
- Large established block of approx. 979sqm with attractive leafy gardens
- Sparkling solar heated salt water inground pool
- North facing deck for entertaining plus an enclosed BBQ area
- Carport to accommodate two cars, plus plenty of additional off street parking and two driveway accesses
- Fantastic 'double garage sized' workshop
- Excellent quiet location, with access to bus, parkland and shopping at Kippax and Higgins without having to cross main roads.

Quick Stats:

Internal living size: 162sqm approx.

Land size: 978sqm approx.

Year built: 1971 approx.

Rates: \$3,189.30pa approx.

Land tax (only if rented): \$5,885.52pa approx.

EER: 1.0stars



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## More About this Property

<b>Property ID</b>	3548GCY
<b>Property Type</b>	House
<b>House Size</b>	162 m2
<b>Land Area</b>	978 m2
<b>EER</b>	1
<b>Including</b>	Ducted Heating Evaporative Cooling Pool Built-in-Robes Workshop FTTN

**Peta Barrett 0499 044 028**

Licensed Agent | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**

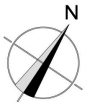
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

**61 Kriewaldt Circuit, Higgins**

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