




 **LJ Hooker**
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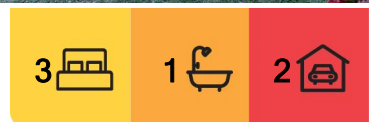
Higgins, 71 O'Sullivan Street

From One Family to Another, A Home of Nearly 60 Years of Love

This is more than just a house, it's a home filled with almost 60 years of memories, love, and laughter. Proudly held by the original owners, this warm and welcoming residence is now ready for its next chapter, and the next family to make it their own.

Set in the heart of leafy Higgins, this original family home offers timeless charm and a flexible layout, the perfect canvas for your vision. Whether you're looking to move in and enjoy as-is or refurbish and transform it into the home of your dreams, the opportunity here is undeniable.

The inviting living and dining areas are light-filled and spacious, ideal for family gatherings and everyday moments. The kitchen, once the scene of shared meals and stories, remains the heart of the home.



For Sale
\$785,000 - \$835,000

View
By Appointment

Contact
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EER 

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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.

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With three generously sized bedrooms, a covered outdoor entertaining area and a fantastic sized yard, there's room here for a growing family to live, work, and play.

The neatly maintained backyard features two sheds, veggie garden beds and a delightful aviary that could be converted into a chook pen, perfect for those wanting to embrace a little more self-sufficiency.

This is your chance to secure a much-loved family classic and breathe new life into it - blending character and history with your personal touch.

- * First time offered in nearly 60 years, original one-owner home
- * Generous block size with room to extend or renovate (STCA)
- * Fantastic living and dining areas with natural light
- * Open & airy kitchen with dishwasher & ample cupboard space
- * Reverse cycle split systems & ceiling fans for year round comfort
- * Spacious covered entertaining area overlooking the backyard
- * Separate bathroom, toilet, and laundry with outdoor access
- * Single carport, two storage sheds & an aviary or chook pen
- * Veggie garden beds for the green thumb of the family
- * Located in a quiet, family-friendly street close to schools, parks & shops

Property Outgoings

EER: 1.5

Rates: \$781 p.q. (approx.)

Land Tax (for investors): \$1,551 p.q (approx.)

Internal Living: 120sqm

Outdoor Living: 724sqm

UV: \$527,000 (2025)

Year Built: 1969

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1U37FMF
Property Type	House
House Size	120 m2
Land Area	724 m2
EER	1.5
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Liveability

Samuel Thompson 0412 300 774

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