



Higgins, 83 Ashburner Street

The All-Rounder Ideal Home!

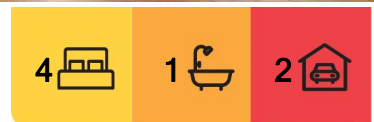
Situated on a generous 618sqm block, this private and well-appointed home offers a perfect blend of comfort, style, and functionality. Tucked back from the road with a lush, enclosed front garden, the property feels like a peaceful retreat, yet is just moments from local amenities and parks.

Recently freshly painted throughout, the home features beautiful pine timber floors in the living areas, adding warmth and character, with carpets in the bedrooms for added comfort. The home boasts expansive living areas, including a spacious lounge room with an electric fireplace, and a separate dining room or second living area - perfect for family gatherings or entertaining. The updated kitchen is a standout feature, with ample storage, modern appliances including a dishwasher, oven, and electric cooktop, and a large window that frames views of the front garden, inviting plenty of natural light.

With three generously sized bedrooms, each equipped with built-in robes, you'll enjoy a



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.



For Sale
\$770,000+

View
ljhooker.com.au/1HG6F9U

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EER ★★★★★

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restful and private retreat. Every window in the home looks out over greenery, providing an abundance of natural beauty and a serene sense of privacy.

Comfort is guaranteed year-round, with three reverse-cycle air conditioning units strategically placed throughout the home for heating and cooling. The full-size laundry, with external access, adds practicality, while the large verandah at the rear of the property provides the ideal space for outdoor entertaining. A wood-fired pizza oven adds an extra touch of fun to your backyard gatherings, and the surrounding greenery creates a peaceful, low-maintenance setting.

For added flexibility, the double garage has been partially converted into a fourth bedroom with its own separate entry - perfect as a teenager's retreat, guest room, or home office. The remaining side of the garage offers plenty of space for storage, and can easily be converted back into a double garage if desired.

Situated in a sought-after family-friendly neighborhood, this home is within walking distance to local schools, Kippax Fair, and just 2 minutes to a nearby park. With its blend of privacy, space, and modern conveniences, this is an ideal home for those looking to enter the market or grow into their next family home.

Key Features:

- Freshly painted throughout
- Pine timber floors in living areas, carpets in bedrooms
- 3 generous bedrooms, all with built-in robes
- Double lock up garage, with fully insulated fourth bedroom/study/games room (separate entry off verandah).
- Separate dining / second living space
- Modern kitchen with ample storage, stainless steel dishwasher, oven & electric cooktop
- 3x Reverse-cycle air conditioning + electric fireplace in lounge
- Full-sized laundry with external access
- Fully landscaped gardens with a huge timber deck and a built-in pizza oven
- Double garage with one side converted to a fourth bedroom (separate entry)
- Low-maintenance, private garden with hedging
- Prime location, walking distance to schools, Kippax Fair & parks
- Quiet loop street location, moments to the Kippax Group Centre, local school and bus stops

Don't miss your opportunity to secure this wonderful family home. Call today to arrange a viewing!

Rates: \$2,880 p.a. approx.

Land Tax: \$4,223 p.a. approx.

EER: 0.5

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More About this Property

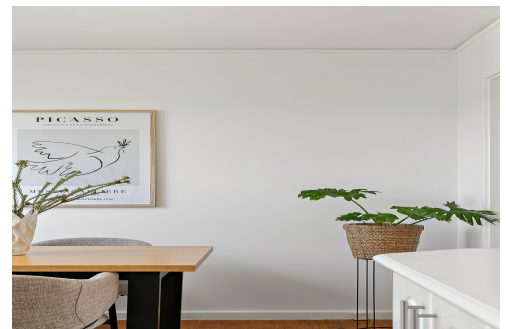
Property ID	1HG6F9U
Property Type	House
House Size	93 m ²
Land Area	619 m ²
EER	0.5

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