



1/17 Higgins Place, Higgins

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Modern Townhouse in the Heart of Higgins

FOR SALE
\$570,000

AGENTS

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AGENCY

LJ Hooker Belconnen
(02) 6251 1477

Features:

- Main bedroom with walk-in robe
- Second bedroom with built-in robe
- Both bedrooms with RC/AC
- Access to Balcony from both bedrooms
- New carpet throughout
- Open-plan Kitchen and Living
- Convenient WC downstairs
- RC/AC in living room and kitchen
- Private courtyard with decking and spa
- Secure garage with internal access
- Business Rights with CZ4 Zoning
- Steps away from Higgins Local Shops

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.



- Steps away from the Higgins Oval
- 5 Min walk from Boniwell St Playground
- 3 Min drive to Kingsford Smith School
- 2 Mins drive to Edge Early Learning Centre
- 4 Min drive to Kippax Fair Shopping Centre
- 6 Min drive to Belconnen Town Centre
- Easy Access to Drake-Brockman Dr, William Hovell Dr, to Canberra City

Statistics:

Block Size: 161 sqm

House Size: 67 sqm

Garage Size: 18 sqm

EER: 5

Rates: \$1,996 p.a.

Land Tax: \$3,317 p.a. (investors only)

Disclaimer:

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MORE DETAILS

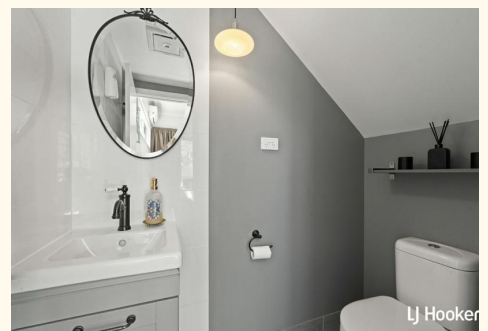
Property ID	HP0NVF8H
Property Type	Townhouse
House Size	85 m2
EER	5
Including	Air Conditioning Spa Courtyard Built-in-Robes

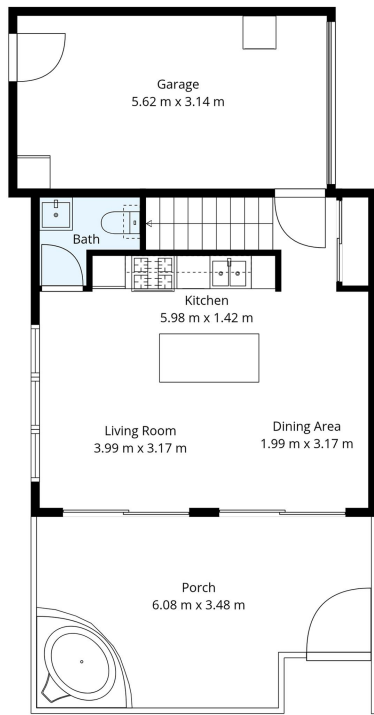
Duncan Walker 0452 494 520

Sales Agent | dwalker@ljhbelconnen.com.au

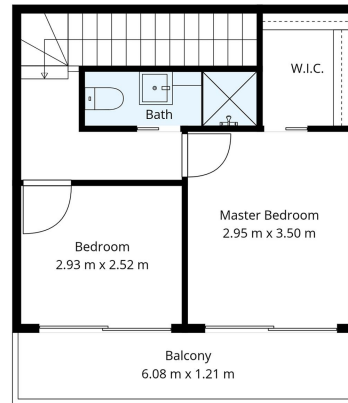
LJ Hooker Belconnen (02) 6251 1477

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FLOOR 1



FLOOR 2



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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.