

Holt, 14 Higginson Street

Spacious and Sunlit

Warm and welcoming from the moment you step inside, this north facing home will make an excellent choice.

The north-facing living room is bathed in natural light and seamlessly flows into the dining area. With timber flooring throughout, the kitchen offers ample storage space and is fully equipped with quality appliances.

All three bedrooms are generous in size, featuring built in robes and share a well-appointed main bathroom while the master room is complete with a modern ensuite. The updated laundry provides lots of storage while split system and ceiling fans ensure year-round comfort.

Outside, the large backyard offers endless possibilities. Whether you're looking to create a garden oasis, install a play area for the kids, or simply enjoy the open space, it offers



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
Auction

View
ljhooker.com.au/HNZQKF8H

Contact
George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Joy Patel
0499 912 090
jpatel@ljhbelconnen.com.au

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

plenty of room to accommodate your needs.

Situated close to local shops, schools, and parks, this property combines comfort and convenience all in a peaceful setting. Making it the perfect place to call home. Whether you're a growing family, a first-home buyer, or an investor, this home is a fantastic opportunity.

- * North facing living area
- * Dining area adjacent to kitchen
- * Hardwood flooring throughout
- * Filled with natural light
- * Two bedrooms with built in robes and main bedroom with modern ensuite
- * Renovated laundry with ample storage
- * Well-appointed main bathroom with shower and bath
- * Split system to living area
- * Large front and rear yard
- * Located moments away from Kippax Fair Shopping Centre, cafes, playgrounds and gym

Build: 1972

Land Size: 647sqm

Living Size: 117sqm

EER: 1.5 Stars

Garage: 36sqm

Rates: \$2,632 p.a.

Land tax: \$4,166 p.a. (investors only)

UV: \$436,000 (2023)

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More About this Property

Property ID	HNZQKF8H
Property Type	House
House Size	117 m ²
Land Area	647 m ²
EER	1.5
Including	Air Conditioning Dishwasher Built-in-Robes

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

Joy Patel 0499 912 090

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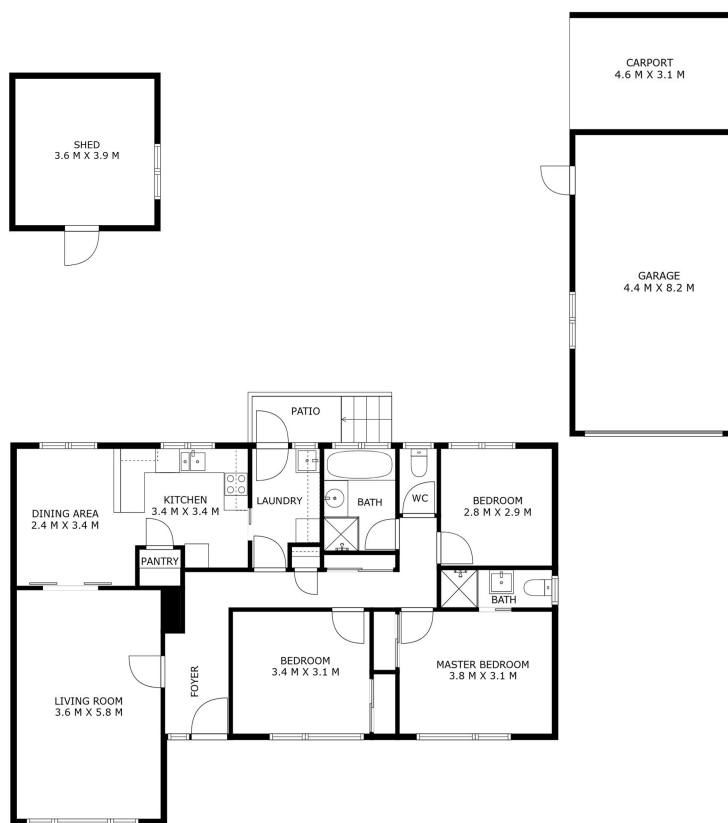
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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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.

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