

# 4 Halford Crescent, Page, ACT, 2614



## House For Sale

Thursday, 16 January 2025

4 Halford Crescent, Page, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Campbell  
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## Potential Plus on a Leafy 966sqm Block

Perfectly positioned on an expansive 966sqm block, this privately built 3 bedroom home offers an affordable entry into the booming suburb of Page. The single level design includes spacious living room, generous bedrooms and ample storage options, making it an appealing and affordable option for first time buyers, professional couples and young families. Internally the home has been well maintained and is ready for immediate occupation, but creative buyers will surely see the huge potential to renovate and improve to suit your own taste and budget.

Features include:

- Privately built 3 bedroom home - 110sqm internal living area
- Spacious design includes sunny lounge room plus separate meals area
- Kitchen features stainless steel appliances including dishwasher
- Ample storage space throughout, including built in robes in 2 bedrooms
- Original bathroom and separate toilet
- Reverse cycle heating and cooling
- Double lock up garage
- The flat and leafy block of 966sqm offers loads of potential for future projects, extensions, dual occupancy (STCA)

Take a drive through Page and it's easy to see that the suburb is going through a boom phase. Renovations, extensions and re-builds are common now as more and more people discover what a sensational location this is. Close proximity to popular schools, bus routes, parks, local shops and walking distance to the Belconnen Town Centre make this one of the best value homes in the 2614 postcode today.

Home Size: 110sqm

Block Size: 966sqm

UCV: \$540,000

Rates: \$3132 p.a.

EER: 1.5 stars