

4 Kriewaldt Circuit, Higgins, ACT, 2615



House For Sale

Thursday, 9 January 2025

4 Kriewaldt Circuit, Higgins, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Hannah Green
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A Home Renovated with Love and Care - Inviting all Families, Entertainers & Prof

When my owner began renovating 4 Kriewaldt Circuit, it wasn't about preparing the home for sale - it was about creating a space to enjoy for years to come. Every detail has been carefully considered and finished to the highest standard, ensuring this home is not just a house, but a sanctuary where memories are made.

Set on a generous 839 sqm block, this home offers 145 sqm of living space, blending modern comfort with beautifully landscaped gardens. The open-plan living area is flooded with natural light, while vinyl plank flooring provides a seamless flow throughout.

The newly renovated kitchen is a true highlight, featuring stone bench tops, a large kitchen island, ample storage, induction cooktop, range hood, and integrated microwave and oven. As an entertainer, you don't want to miss out on the fun outside whilst in the kitchen, right? Kitchen window panels open to the sunroom so you can always be a part of the party!

The home features three spacious bedrooms with built-in wardrobes and a fully renovated bathroom with a luxurious deep bath. Ducted gas heating ensures comfort throughout, and a full-size laundry with external access adds convenience. Freshly repainted interiors reflect the care and attention paid to every detail.

The owner has created a true garden oasis, with varieties of Japanese Maple trees, a sparkling inground pool with glass fencing, and a multi-purpose sports court for family fun. A sunroom and expansive pergola provide excellent indoor/outdoor entertaining space, making it ideal for year-round gatherings.

With private and secure living, the home includes a lock-up garage and a beautifully paved, drive-through driveway with 4 off-street parking spaces. 2.1 m high Colourbond fencing surrounds the rear gardens and pool, ensuring privacy. The side gate and garden archway add charm to the home's welcoming appeal. New stormwater guttering and downpipes, along with a 15-year Dulux roof paint warranty, add long-term value.

There's also plenty of expansion potential on this 839 sqm block, offering the possibility of adding an extra bedroom and bathroom, perfect for a growing family.

This home has been lovingly renovated with no expense spared and is now ready for new owners to enjoy. 4 Kriewaldt Circuit is the perfect blend of comfort, style, and space, and offers a rare opportunity to live in one of Higgins' most desirable streets.

THE BRIEF

• ½ New Entrance Door

• ½ Open Plan Living

• ½ Security Camera System

• ½ Security Sensor Alarm System

• ½ Exterior LCD security lights all around.

• ½ Lock-up Garage with remote controls

• ½ Paved Drive-through Driveway for off-street parking

• ½ Sunroom and Pergola for Indoor/Outdoor entertaining

• ½ Vinyl Plank Flooring throughout

• ½ Renovated Kitchen with views to gardens

• ½ Stone Bench Tops

• ½ Large Kitchen Island

• ½ Induction Cooktop with Rangehood

• ½ Mirrored Splashback

• ½ Integrated Microwave and Oven

- Dishwasher
- Soft-close Drawers
- Bedrooms with Built-in Wardrobes
- Renovated Bathroom with Bath
- Full size Laundry with external access
- Multi-purpose sports court
- Inground Pool with Glass Fencing
- Complete garden, remote controlled, programmable irrigation system
- Fully landscaped gardens
- Varieties of Japanese Maple trees
- Garden/Pool shed
- New front patio railings
- Charming side gate and fence with garden archway
- Freshly painted interior
- New 2.1 m high Colourbond fencing
- Pool glass fence built to safety regulations
- New stormwater guttering, fascia, and downpipes in Sept 2024
- 15-year Dulux roof paint warranty from Sept 2024
- Ducted Gas Heating System recently replaced
- New gas hot water system
- Blinds throughout
- Two fold-out clothes lines and two extendable clothes lines.

If this all sounds like a bit of you - contact us to schedule your private inspection or come along to an open home!

Rates: \$3,249 pa approx

Land Tax: \$4,942 pa approx

EER: 1.0

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