

# 45 Kriewaldt Circuit, Higgins, ACT, 2615



## House For Sale

Thursday, 7 November 2024

45 Kriewaldt Circuit, Higgins, ACT, 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Charm, Lifestyle AND Sustainability - This Home Has It All!

This beautifully crafted, sustainable family home on the quiet Kriewaldt Circuit is a rare find. Nestled on a generous 868sqm block, it offers privacy and a tranquil green oasis with sweeping views from every window. With a northern aspect, it enjoys natural warmth in winter and cooling shade in summer, making it perfect for year-round living.

The home features 3 spacious bedrooms, including a master suite with a walk-in wardrobe and ensuite, and two additional bedrooms with built-in robes. The central bathroom is designed for convenience, with 3-way vanity, shower, and toilet - so no one has to fight over who gets the bathroom!

A standout feature of this home is the fourth room, perfect as a second living area, rumpus room, or teenager's retreat. With its own front entry, it offers privacy and flexibility. Large enough for a bed, built-in wardrobes, and space for a couch or desk, it's ideal for guests, teenagers, or an office.

The heart of the home is its large living area. A large, bright living area is enhanced by stunning timber cabinetry and intricate stained-glass features, this is something that is carried throughout the home adding to the natural charm. The central kitchen is very large with plenty of storage, gas cooking, an oven, a dishwasher, and has windows overlooking the backyard - making cooking an enjoyable experience. The separate dining area flows seamlessly out to the entertainment area, creating the perfect setting for indoor-outdoor living.

The spacious outdoor patio is ideal for a BBQ with friends, while the wood-fired pizza oven offers a unique experience and it doesn't stop there! The pizza oven also heats the spa, which is the ultimate treat after a long day. Picture yourself soaking in the warmth of the spa while watching the stars above - nothing beats it.

The current owner has poured a lot of love into the gardens, and it shows. With over 25 fruit trees including nectarine, citrus, peach, apricot, pomegranate, fig, and many more, you'll love harvesting your own fresh produce. There are also 8 veggie garden beds and a chicken coop to complete the homesteading experience.

For those who enjoy a private space to unwind, the "man cave" is a real highlight - featuring a bar and a cozy fireplace, with bi-fold doors that open to the outdoors. Whether you're winding down after a weekend in the workshop garage or entertaining friends, this space is sure to impress.

Sustainability is a key feature of the home, with 5kW solar power, solar hot water, 2 x 3000L water tanks, and additional insulation for energy efficiency. The roof has been recently restored, and the home has a 3.5-star energy rating. Comfort is assured with ducted gas heating, and 3x split-system units throughout.

### THE BRIEF;

- Northern aspect for winter sun and summer shade
- Master suite with walk-in robe and ensuite
- 2 bedrooms with built-in robes
- 3-way bathroom for convenience
- Rumpus room as second living or teenager's retreat with own entry
- Large living area with timber cabinetry and stained-glass details
- Central kitchen with gas cooking, oven, dishwasher, backyard views
- Separate dining opening to outdoor entertainment
- Spacious patio and wood-fired pizza oven that heats the spa
- 25+ fruit trees and 8 veggie garden beds
- Chicken coop
- Man cave with bar, fireplace, and stacker doors
- 5kW solar power

- Solar hot water
- 2 x 3000L water tanks
- Great insulation and 3.5-star energy rating
- Ducted gas heating
- 3x split-system air conditioning
- Extensive under house storage
- 3 undercover carports and 1 car garage

Rates: \$3,062 p.a. approx.

Land tax: \$4,592 p.a. approx.

EER: 3.5

This home is more than just a place to live-it's a lifestyle. With a private, sustainable design and an entertainer's ideal backyard, it's perfect for families looking for both comfort and character.

Call today to arrange your inspection and I can't wait to show you what makes this home truly special.

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