

82 Pennefather Street, Higgins, ACT, 2615



House For Sale

Thursday, 7 November 2024

82 Pennefather Street, Higgins, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Phyllis Tidmarsh
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Expansive 1,602sqm Block offering Huge Potential!

Tucked away at the end of a quiet cul-de-sac, a fantastic opportunity awaits the savvy buyer with a vision. Sitting on a massive 1,602m² block, there's genuine potential here to dream big-whether it's adding a second dwelling (STCA), extending or building your dream home, or simply land banking for the future.

The home itself has been newly painted offering fresh and bright interiors, an updated kitchen, bathroom, and laundry. Timber-look flooring flows through the open-plan living area and three comfortable bedrooms, adding a modern, inviting touch, while the well-appointed kitchen features lovely parquet flooring.

17 rooftop solar panels keep electricity bills to a minimum, with ducted gas heating and near - new reverse-cycle air conditioning keeping the home climate comfortable all year round.

Beyond the front gates, the possibilities continue-the substantial yard is flat, offers a single carport, and is fully fenced - perfect for the busy tradie with their trailers, utes, and containers. There's even enough room for the kids to enjoy an afternoon game of cricket. As an added bonus, a 27m² shed is perfect for storage, a workshop, or a man cave escape.

Higgins is known for its family-friendly appeal, leafy streets, and large blocks, and this property is no exception, offering excellent proximity to all amenities. Parks, buses, and popular schools are a short walk or bike ride away, and major shopping at Kippax Fair, Hawker, and Westfield Belconnen are all under a 10-minute drive.

Special features:

- Substantial flat block 1,602sqm
- Cul-de-sac location
- Neat three-bedroom home - vacant possession on offer
- Open plan living and dining room with timber-style flooring and RC/AC (2021)
- Ducted gas heating throughout
- Updated kitchen with generous storage and bench space, electric cooktop, and parquet timber flooring
- Spacious bathroom with separate shower and bathtub
- Freshly painted throughout
- Laundry with new wall tiles and ample storage
- Rinnai instant gas hot water
- 17 Solar panels
- Double Colorbond side gate - perfect for a caravan or tradies vehicles
- Single carport behind gates
- 27sqm man cave, shed, storage area

Stats:

Home size: 100 sqm

Block size: 1602 sqm

UV: \$578,000

EER: 0

Year built: 1970

Rates: \$3,230 pa