



**4/42 Fullagar Street Higgins ACT**

3 2 2

Upmarket, spacious contemporary designed townhouse next to Higgins Shops, just a short drive to Kippax and Belconnen Town Centre.

Vaile is a boutique townhouse development of just 9 properties. Built by Award winning builders, Monarch, the property is a high quality finish and just 3 years old. It has been owner occupied to date.

Internal access double garage leads down into the huge open plan living area, complete with engineered timber floor. The kitchen has a walk-in pantry, European appliances including gas cooking. There is a powder room on the ground level as well. The living area spills out to a large secure wrap around courtyard. There is street access via secure gate.

**Building Size** : 167 sqm  
**Land Size** : 1719 sqm  
**View** : <https://www.borisproperty.com.au/lease/act/belconnen/higgins/residential/terrace/6959355>



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# TYPICAL FLOORPLAN

## RESIDENCES 1-4

GARAGE	34m <sup>2</sup>
GROUND FLOOR LIVING	65m <sup>2</sup>
FIRST FLOOR LIVING	68.5m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>167.5m<sup>2</sup></b>
OUTDOOR AREA	28m <sup>2</sup>



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