

**1/6 Tyson Street, Ainslie, ACT 2602**



**Sold Duplex/Semi-detached**

Friday, 11 August 2023

1/6 Tyson Street, Ainslie, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 66 m2**

**Type:**

**Duplex/Semi-detached**



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**\$850,000**

Located in the prestigious Wakefield Gardens Heritage Precinct, sits this super charming Canberra red brick cottage, exuding character and providing an entry level opportunity into Ainslie. It's the front property of an established dual occupancy and is set amongst other quality homes not too far from the famous Ainslie shops and offering easy access to both Dickson and Braddon. The home has been fully renovated with meticulous attention to heritage detail. Inside you'll be delighted to find 9-ft battened ceilings, picture rails and decorative molding as well as solid timber doors and double-glazed timber-sash windows with original brass fixtures. You can also expect a modern kitchen offering 40mm Caesarstone waterfall edge bench tops, ceramic induction cooktop, deep drawer integrated dishwasher, built-in convention microwave oven, soft close drawers, glass display cabinets and Italian crackle glaze subway tiling (pew)! The bathroom has been fully and beautifully renovated and there's a separate toilet. Both bedrooms have big built in-robcs and polished timber floors throughout and warmth to the home. It's double brick and terracotta tile in construction and sustainable additions have been made including a 4.2KW solar system, solar hot water, reverse-cycle air conditioning and a retro Canadian 'Alderlea T4' slow combustion heater. Outside there's a sunny and private enclosed rear courtyard, a dedicated double carport and plenty of room at the front to enjoy. This is a compact and lovely home which works is tail off on Airbnb for the current owners. If you thought you couldn't afford to buy in Ainslie, you must come and see this! At a glance;

- Fully renovated bathroom and kitchen
- Character features; 9-ft battened ceilings, picture rails, timber sash windows and decorative molding
- Built-in-robcs to both bedrooms
- Double glazed windows
- Canadian 'Alderlea T4' combustion heater
- Reverse-cycle air conditioning
- Ceiling fan in main bedroom
- 4.2KW solar system
- Double carport
- Spacious garden with established trees
- Located in the Wakefield Gardens Heritage precinct
- Close proximity to the Mt Ainslie Nature Reserve
- 6-minute walk to Ainslie shops
- 5-minute drive to Dickson shops
- 8-minute drive to Canberra CBD