

**102 Majura Avenue, Ainslie, ACT 2602**

LUTON

**Duplex/Semi-detached For Sale**

Friday, 12 April 2024

102 Majura Avenue, Ainslie, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 490 m2**

**Type:**

**Duplex/Semi-detached**



Shane Hughes

0261763425

**\$1,195,000**

Stop searching, this is the one! Offering the inner-city lifestyle you have been looking for, paired with exceptional renovations throughout, nothing left for you to do other than to enjoy. Living in Ainslie offers you a lifestyle second to none, whether it's the proximity to the city, walking distance to a variety of schools, convenience of Dickson and the beautiful Ainslie shops, or simply enjoy the tree-lined streets of one of Canberra's most sought-after suburbs. From the minute you enter this fully renovated home, you can't help but be impressed by the quality of the renovations. Thoughtfully designed, with attention to every little detail and executed to the highest of standards, this home is ready for the new owners to move in and love. As you open the front door you are welcomed by new polished Tasmanian Oak flooring, leading you into the gourmet kitchen and the open plan living and dining room. The kitchen is a chef's dream, with plenty of storage, loads of bench space and high-end European appliances. The living area features a stunning wood effect gas fireplace with stone finish and an up-cycled Redgum mantel piece. The dining area leads out onto the charming, recycled timber deck featuring timber from a heritage listed wharf in Sydney. Enjoy watching the kids play in the cleared backyard while being able to keep an eye on them from the deck or cooking in the kitchen. Convenience is paramount here with a second access from the driveway that opens into a large mudroom and laundry with separate toilet. Upstairs features 3 large bedrooms, two with built in robes and lighting, remote controlled ceiling fan/light combo, and new carpet. The bedrooms are serviced by a sleek bathroom with a deep bath and separate shower. Upstairs also features an electric heater and more storage with a large linen closet. Double glazing throughout the home and double roller blinds add to the year-round comfort as well as privacy. Superbly designed and luxuriously appointed this is an elegant contemporary two-storey residence boasting quality on every level. Make sure to put this in your list of homes to view this weekend. Features you will love:- 3 Bedrooms, two with custom built-in robes with lighting- Solid Tasmanian Oak flooring- Double glazed windows throughout- Bosch gas cook top, dishwasher and oven- New gas 'log effect' fireplace- Reverse cycle air conditioning downstairs- New Remote control ceiling fan/light combos and electric heater upstairs- Feature Redgum shelves and beautiful Tasmanian Oak barn doors- Large concrete driveway provides plenty of off-street parking- Separate laundry with external access- Powder room downstairs- Solid brick construction- Large private backyard- Single garage- Central location- Close to the Light Rail The extensive renovations included replacing all the plumbing including copper pipes in walls. New electrical wiring throughout with new light switches, power points, LED lighting and new switchboard. The roof has been resealed and re-pointed and the guttering has been replaced and upgraded. The power to the property has also been extended out to the separate garage. Statistics: Block size: 490m<sup>2</sup> approx.. Living size: 114m<sup>2</sup> approx.. Garage size: 25m<sup>2</sup> approx.. EER: 4 Stars Rates: \$3,696 p.a approx.. Land tax (if rented): \$6,525 p.a approx.. UV: \$719,000 (2023) Rent estimate: \$680 - \$770 per week