

**106 Duffy Street, Ainslie, ACT 2602**



**House For Sale**

Thursday, 11 April 2024

106 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Kostya Logvinov  
0261510102



Drew Spratt  
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## **Auction 04/05/2024**

+ Blue-chip position with Mount Ainslie to the rear and directly opposite parkland in the highly desired Duffy Street, a rare gem of the north side of Canberra.+ One of the best parcels of land with immense development opportunity+ North-facing corner block with two driveways+ Gently sloping block with no significant trees+ 3.6km to Canberra CBD, and a short drive to Braddon shopping district, Dickson shopping district, and walking distance to the local Ainslie shops+ Well-maintained three-bedroom home + Formal lounge, dining room, and sunroom+ Plenty of storage throughout+ Multi-purpose utility room with additional office and bathroom+ Close to quality public and private schools, and public transportation+ Mount Ainslie is directly behind with stunning walking trails+ Enviably located in one of the finest streets of the north side of Canberra and positioned directly opposite parkland and Mount Ainslie to your rear. This corner block with two driveways is positioned on a huge 909m<sup>2</sup> parcel of land and provides one of the finest buying opportunities for those looking to develop or renovate.+ Block size: 909m<sup>2</sup>+ Orientation: North+ Year built: 1960+ Internal living: 162.56m<sup>2</sup>+ Garage: 48m<sup>2</sup>+ Carport: 25m<sup>2</sup>+ Veranda: 32m<sup>2</sup>+ Under floor line cellar: 30m<sup>2</sup>