

11 Hayley Street, Ainslie, ACT 2602

home by holly

House For Sale

Thursday, 15 February 2024

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Bedrooms: 2

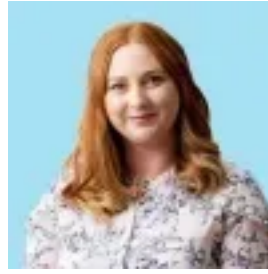
Bathrooms: 2

Parkings: 3

Type: House



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Auction 2:00pm Saturday 2nd March

There is the grace of stained glass windows and interlaced timber fretwork as multiple social spaces flow together, culminating in a warming sunroom. We love the manicured lawns, the perfectly edged garden beds and the different hues of bright greens that populate the garden. A bullnose veranda shelters the elevated front porch, providing both entryway and alfresco living. To one side a long private driveway ushers to a gated carport and beyond to a double garage. Hayley is a leafy street that edges the vast bushland expanses of Mount Ainslie Reserve. Ideally located at the apex of Ainslie, Reid and Campbell, this locale places you moments from both War Memorial and Campbell High School. It is not far from the beloved Ainslie shops and a short distance to the bustling Braddon precinct. This wonderful spot is steeped in village peace yet whisper close to the CBD and all the exciting offerings of the coveted inner north. This gorgeous two-bedroom cottage rests behind well clipped box hedges, trimmed camelias, topiary shrubs and pretty flowering perennials. There is a lovely welcoming charm that continues within, as a warming neutral palette coalesces with sweet period details. The modern kitchen is finished in hues of soft nougat, as banks of cabinetry meet stone benchtops. A perfect open sociability with the adjacent dining area and flow to sheltered deck, makes for both relaxed living and easy entertaining. Soft carpet flows underfoot within the central living room which merges via elegant French doors to a second living or dining space. Here a neat row of vertical windows frame the pretty flowers that teem from formal garden beds within the private back yard. A slender hallway invites to a couplet of bedrooms that centre around a family bathroom with access on two sides. Bedroom one opens directly onto a bespoke sunroom and enjoys close access to a second bathroom. The master bedroom is nicely sequestered at the end of the home and has a large walk-thru-dressing room with built-in-ropes, flowing into the jack-and-jill bathroom. Stained glass windows blush amber, blue and rose, within the unique sunroom, finished with timber decking and sheltered by translucent ceilings. One imagines this is the place to be on cool winter days, enjoying coffee, long brunches in the warming rays of the sun, dreamily sheltered from the elements...far away from the hustle and bustle of the outside world. features..beautiful two-bedroom cottage in coveted Ainslie. ideally placed on a leafy street, edging reserve. light filled and brimming with elegant vintage touches. modern kitchen with stone benchtops, banks of storage, Westinghouse wall oven and rangehood, Bosch electric cooktop and dishwasher. front dining room with timber fretwork arch, stained glass windows and ceiling fan. glass sliders and security door opening to front deck with elevated garden views. sheltered front deck with zippered flyscreens that can be raised or lowered as needed. large central living area with RC air conditioner. French doors ushering to a second living or dining room with views to the back garden. bedroom one with built-in-robe, ceiling fan and direct access to sunroom and second bathroom. master bedroom with walk-thru-dressing room/robe to jack-and-jill bathroom. RC air conditioner to master bedroom. double glazing throughout. linen closet. additional storage cupboard. internal laundry opening to sunroom. unique sheltered sun room with timber floors and adjacent second bathroom. hand rails throughout. 12 panel, 3.480kw solar system. private driveway with gated carport and double garage. sheltered access from side carport to sunroom. well-tended front gardens with an array of pretty clipped shrubs. automatic in ground irrigation system in the front garden. easy-care rear garden with paving and sheltered alfresco dining area. garden shed. easy stroll to Mt Ainslie Reserve. whisper close to the Campbell and Braddon precincts. handy to the much loved Ainslie shops and the CBD

FINE DETAILS (all approximate): Land size: 690 m² Build size: 128 m² (approx.) EER: 1.5 Zoning: RZ1 Build year: 1961 Rates: \$5,775.41 pa Land tax: \$10,890.92 pa (investors only) UV: \$1,178,000 (2023) Rental opinion: \$650 - \$680 p/wk