

**12 Canning Street, Ainslie, ACT 2602**



**Sold House**

Friday, 29 September 2023

12 Canning Street, Ainslie, ACT 2602

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 873 m2**

**Type: House**



Stephen Bunday  
0416014431



Brenden Mowat  
0430403801

**\$2,750,000**

Auction Location: On Site Discover the epitome of Canberra living with this remarkable Ainslie family home. Crafted with meticulous attention to detail, this residence captures the essence of sustainability, style, and comfort. Nestled on the foothills of Mt Ainslie, this architectural marvel offers breath-taking views of Parliament House, the city skyline, Mt Ainslie, Black Mt Tower, and the snowcapped Brindabellas. Distinguished by its forward-thinking design, this residence boasts a multitude of features designed to enhance your lifestyle while minimising your carbon footprint. Recognised as the winner of the prestigious 2011 ACT Master Builders Association (MBA) Residential Green Living Award and esteemed national Australian Institute of Building (AIB) Awards, this house sets a new standard for eco-conscious luxury living. Embrace a greener future: - Impressive 6-star energy rating - Passive solar design - German designed double glazed PVC Rehau windows - Energy efficient heat pump cooling with super insulation - SkyVent natural ventilation system to bathrooms and laundry - Energy efficient LED lighting throughout - 3KW Solar panels (45c tariff) - 26,000L rainwater tanks - R6 insulation in walls and R4 insulation in ceiling, built on insulated concrete slab - Established, low-maintenance gardens, self-watered by rainwater capture system Unparalleled Craftsmanship and Amenities - Large, well-equipped kitchen, featuring 4.16M Essa Stone Island bench, Miele dishwasher, and an expansive butler's pantry - Dual cooking options: SMEG double cooker with 5 induction cooktops, 3 electric ovens and 4 gas cooktops for all your culinary needs - Opulent main bedroom with sweeping views, high ceilings, walk-in-robe and spacious ensuite. - Theatre/music room with acoustic soundproof wall, overhead LED projector and automatic screen - Luxurious 10-person spa equipped with an energy-efficient heat pump - Spacious entertaining deck with wall-mounted pull-out BBQ, and captivating views - Zoned hydronic underfloor heating - Two dedicated study nooks - Three spacious bathrooms, featuring dual vanities and two-way access. - Ample storage throughout: built-in cupboards, walk-in robes to three bedrooms, under stairs storage and separate basement storage - Additional off-street parking Prime Location, Unmatched Convenience: - Immerse yourself in the ambience of Mt Ainslie's walking trails while residing just moments from urban convenience. - Walk to the famous Ainslie shops, renowned restaurants in Braddon the Canberra CBD - In the catchment zone for Ainslie Primary, Campbell High School and Dickson College Elevate your lifestyle in this unique Canberra offering, where sustainable design, luxurious amenities, and a prime location converge seamlessly