

**165 Duffy Street, Ainslie, ACT 2602**

home by holly

**Sold House**

Monday, 14 August 2023

165 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 5**

**Bathrooms: 2**

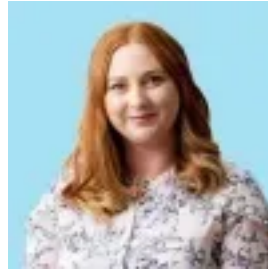
**Parkings: 2**

**Area: 765 m2**

**Type: House**



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**\$1,400,000**

#soldbyholly \$1,400,000 Resting back on a quiet tree-lined street, behind established gardens and privacy screens, is the quintessential and updated, 60's Australian cottage. Perfectly placed on the quiet end of Duffy Street, its discreet charm with shady trees and lush green lawn, complement bright clad walls, timber multi-paned windows, and timber decking. Panelled screens usher to the front opaque glass door with decorative step tiling, the entryway frames what lies within - romantic interiors, opening to the northern aspect - light, bright and lovingly updated for laid-back, modern, family life. Inside there are all the features you would expect from a renovated home - new internal doors, timber flooring, double glazing, modernised wet areas, family kitchen. The simplicity of white-on-white aesthetic, timber and brick features, is enhanced with beautiful decorative tiling and feature central fireplace. There is a lovely timeless quality to the home, a natural order and elegance, with its combo of contemporary sensibility and 'home beautiful' interiors. The voluminous open plan living, dining, kitchen, is a multi-purpose space, that celebrates daily happenings, work, rest and play. There is space here for a huge dining table - think family gatherings, dinner parties, Christmas day...light flooding the space, an easy transition through glass feature doors to deck and garden. The enormous deck spilling from the kitchen doubles the space, bringing the outside in - sunny garden views, shady trees, bird life - you can easily imagine long brunches, champagne on summer evenings, watching the kids explore the natural, bush-land setting. The cosy living area, tucked behind a slow combustion fireplace inset in exposed brick arch, radiating heat from the heart of the home, is a romantic nook - to gather, connect or curl up with a book and a glass, on cool winter evenings. The modern, renovated kitchen is simply appointed with striking decorative touches of tiling, brass hardware, stone counter tops, and stainless-steel appliances. There is plenty of storage, Fisher & Paykel double oven and range-hood, dishwasher and colourful tiled splash back. With four bedrooms, two bathrooms and multiple living spaces the home feels generous and inviting. Extensive glazing further expand the home into the garden, exemplifying the idea of flexible living with various areas providing opportunities for privacy and connection. The master bedroom with built-in-robe overlooks the rear garden and is blessed with western sunlight. To the front of the house, three bedrooms with leafy views to the street, centre around a family bathroom and separate toilet. A flexible central room gives opportunity for separate study, play room or creative space. Sheltered and secluded, the Duffy Street home is a gorgeous, relaxed family home with all the nooks and places required to celebrate every family experience while fostering an idyllic indoor-outdoor lifestyle. FEATURES: .attractive five-bedroom home on the quiet end of Duffy Street.exquisite original brick arch feature surrounding the pot-bellied fireplace in the front lounge area.open/living dining at front of home with large timber framed windows.updated kitchen with pattern feature tiling, new cabinetry and stone bench-tops, pantry and microwave nook.kitchen appliances including freestanding Fisher & Paykel, five-burner gas stove and oven with complementary steel rangehood and dishwasher.expansive main bedroom with two built-in wardrobes, private access to deck, split-system air conditioner and modern ensuite .ensuite with walk-in rain shower with recessed shelf, floor to ceiling tiles and floating vanity .four additional bedrooms all with built-in wardrobes .fifth room currently used as t.v. room.crisp white main bathroom with separate bath tub and shower and floating vanity with storage.separate water closet .laundry space at end of kitchen with easy outdoor access.partial double glazing.timber flooring (lounge, dining, kitchen).carpeted (bedrooms).electric hot water system.split system heating heating/cooling (living/main bedroom).electric convection heating (remaining bedrooms).fireplace.double carport.garden shedFINE DETAILS (all approximate):Land size: 765 m2Build size: 168 m2 (approx.)EER: 2.5Build year: 1960Extended year: 1981Zoning: RZ1Rates: \$5,410 paLand tax: \$9,464 pa (investors only)UV: \$1,200,000 (2022) Ainslie is a sought-after village, known for its quiet tree-lined streets, unchanged cottages, green spaces and relaxed community vibe. Close to the Dickson precinct, Dickson wetlands and Mt Ainslie reserve, this central locale connects you to a lively mix of independent cafes, restaurants and shops - everything you need, just a short walk away. With ample green spaces, walking and biking trails, public and private schools, the home is also close to transport, and the famous Ainslie shops. The home is also just a stone's throw from the dynamic Braddon precinct, the CBD, and ANU.