

# 17 Toms Crescent, Ainslie, ACT 2602



## Sold House

Saturday, 24 February 2024

17 Toms Crescent, Ainslie, ACT 2602

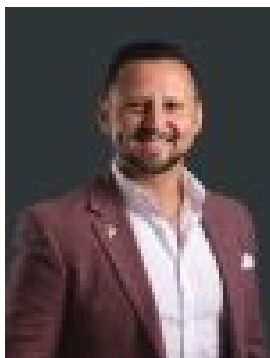
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1058 m2

Type: House



Obi Shadmaan  
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## Contact agent

Discover the timeless beauty of 17 Toms Crescent, Ainslie - a rare gem that seamlessly blends history with modern updates. This quaint three bedroom, one bathroom residence exudes character and charm, making it a unique offering for your next chapter. This is not just a house; this is a rare opportunity to own one of Ainslie's biggest blocks in one of Canberra's best locations. Nestled in the heart of Ainslie, this residence presents a turn-key opportunity for discerning buyers with a nuance for nostalgia. Key features include three generously proportioned bedrooms, a thoughtfully updated kitchen, new flooring and freshly painted throughout, the home offers a harmonious blend of warmth and functionality. Additionally, an expansive botanical garden style backyard and lockable single garage all adds to the practical and highly sought-after parcel included here. The home's warmth and charm are felt immediately as you enter the home and the story seamlessly rolls all the way through to the spacious garden. Beyond its four walls, the property enjoys a prime location within walking distance to the City and with Ainslie and Braddon cafés, shops, schools, parks and Mount Ainslie all within reach. 17 Toms is the embodiment of city living within a lush green lifestyle. Don't miss the opportunity to grab this beautiful residence with open arms and embrace the epitome of Canberra living. The Perks: • 3 bed, 1 bath, 1 car design • One of the largest blocks in one of Canberra's best locations • Multiple living areas • Well-proportioned bedrooms • Updated kitchen • New flooring throughout living areas and new carpet to bedrooms • Freshly painted throughout • One open and one slow combustion fire-place • Split system air conditioning system in bedroom • Covered entertainment area with garden views • Expansive backyard, a garden lovers retreat perfect for kids and pets • 52 years of organic vegetable garden soil development • Single lock-up garage, with attached workshop area • Minutes walk from the City, Ainslie and Braddon cafés, shops, schools, parks and Mount Ainslie walking trails all within easy reach The Numbers: • Living space: 101m<sup>2</sup> • Garage: 25m<sup>2</sup> • Block: 1,058m<sup>2</sup> • Land value: \$1,223,000 (2023) • Rates: \$6,182 • Land tax: \$11,733