

**184 Duffy Street, Ainslie, ACT 2602**



**Sold House**

Thursday, 15 February 2024

184 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

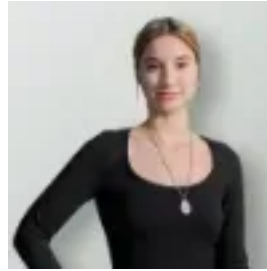
**Parkings: 1**

**Area: 819 m2**

**Type: House**



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**\$1,500,000**

With premiere position on the high side of one of the most tightly held and highly regarded Ainslie streets, a short walk to Ainslie shops and moments from the reserve, this original 3-bedroom home presents a hard-to-find blank canvas that will immediately appeal to anyone looking to renovate or rebuild in a truly forever location. The original home is full of charm, with hardwood floors and leafy outlooks framing spacious open plan living and dining that flows out to a large back deck and the sprawling low maintenance back yard, as well as sharing great connection with the original all-electric kitchen, also sharing garden outlooks, and enjoying wooden benchtops, slate flooring, dishwasher, and plenty of storage throughout. The three bedrooms all have built in robes and share use of the main bathroom, complete with a bathtub and separate shower, whilst a separate toilet also adds convenience. Outside, the single garage has been configured for use as either a studio or storage space which could be easily converted back to a lock up single garage. The large backyard is where the imagination is truly set alight, with plenty of space to extend or rebuild the home as a single family haven, or potentially add a second residence (STCA), all perfectly nestled amongst quality homes and a family friendly community that is second to none, and mere minutes from Braddon, Mount Ainslie, and the CBD.\* 3-bedroom, 1-bathroom, 1-garage home on 819sqm of land\* Open plan living and dining with hardwood floors, opening out to large rear deck and expansive low maintenance backyard\* Original all-electric kitchen with wooden benchtops, slate flooring, dishwasher, plenty of cupboard space, and lush garden outlooks\* 3 good sized bedrooms, all with built in robes\* Main bathroom with bathtub + convenient separate toilet + large internal laundry\* Quality site perfect for renovation or rebuild with 20+ metre frontage\* Single lock up garage/studio/storageEER: 0.0Land Size: 819sqmLiving Size: 130sqmRates: \$5,823paLand Tax: \$10,985paUCV: \$1,152,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.