

19 Canning Street, Ainslie, ACT 2602



Sold House

Monday, 4 September 2023

19 Canning Street, Ainslie, ACT 2602

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 789 m2

Type: House



Luanne Stapleton

\$1,830,000

If you've been searching the market for a residence in Ainslie, you're likely already familiar with the charming village atmosphere, the bustling Ainslie local shops, the convenient proximity to Mt Ainslie walking paths, and, naturally, the overall relaxed and easygoing lifestyle. Nestled in the higher side of Canning's leafy street, the modest yet modern exterior provides a hint of what's in store. From the moment you step inside and further out to the rear garden boasting a charming seamless flow of colour, greenery, deck and patio, it all expresses the essence of family life. Everything is in place, ready and waiting for your distinctive personal style. A covered entry leads to a spacious hallway. The formal living opens onto a large entertainment deck with northerly light flooding in. While the second family living area is off the kitchen again with natural light looking towards the city and glimpse of mountains beyond. A spacious, custom-designed kitchen for a large family, featuring Caesarstone countertops, built-in double fridge/freezers, and a central island bench perfect for breakfast gatherings. The cabinetry is thoughtfully planned for convenient usage and storage, potentially transforming it into the heart of the family residence. The laundry area with coordinating cabinetry connects seamlessly and has external access. The arrangement of the bedrooms can be described as the left wing and the right wing, both comfortably situated adjacent to the living and entry areas. Starting with the "left wing", this bedroom, complete with an ensuite, next to the family living space and has a window overlooking the rear garden. On the other side, the "right wing" comprises the main bedroom with an ensuite and garden views, along with bedrooms two to four sharing a family bathroom. A door segregates this area from the remaining house. The home is just minutes' walk to bike and walking trails around Mount Ainslie nature reserve. Walking distance to both Ainslie Primary school and Campbell High school and a short distance from Civic and Braddon for shopping, restaurants and bars. A wonderful opportunity to call this property home – certainly one not to be missed. Features: Bespoke kitchen Integrated fridge / freezer Soft close cabinetry, functional storage Dishwasher, electric oven and stove Island bench with drawers Caesarstone bench tops Parquetry, Blackbutt timber and new wool carpet flooring Luxaflex Deutte blinds: rooms with views have top-down/bottom-up Double glazed Trent windows lockable with flyscreens and doors to deck Ducted electric heating and cooling – Three Zones Two Ensuites One family bathroom Four built in robes Four water tanks Gutterguard Garden shed Garage with workshop or Tandem garage Rear access to workshop Off street parking Figures (approximate) Block 14 Section 62 EER: 1.5 Zoning: RZ1 House: 209m² Land: 789m² Rates: \$1534 per quarter UV: \$1,260,000 (2023)