

2/95 Ebden Street, Ainslie, ACT 2602

home by holly

Sold Townhouse

Monday, 23 October 2023

2/95 Ebden Street, Ainslie, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 262 m2

Type: Townhouse



Tenille Paul
0491850701



Holly Komorowski
0491850701

\$900,000

#soldbyhollyOffering the perfect opportunity to enter the coveted suburb of Ainslie, this fully renovated, freestanding home is the perfect entry point for first home buyers and young families. With its single level floor plan and low maintenance gardens it would also suit those looking to downsize while staying in their beloved suburb. The modern kitchen captures your attention with its dark polished stone benchtops set against banks of creamy cabinetry. Quality stainless-steel appliances from Fisher and Paykel and ample space make multi-tasking, sociability and cooking a breeze. An uplifting flood of natural light characterises the master bedroom with wall of built-in-robos keeping the clutter at bay. Soft charcoal carpets feel contemporary and harmonise with the deep tones of the Japanese inspired ensuite. The second bedroom maximises space with recessed bed nook and clever above bed storage. Adjacent sits a large family bathroom with a wheelchair accessible shower and crisp white amenities. Both bathrooms have in-slab heating and luxurious rain showers. Set only meters away from the popular Ainslie shops, well-loved for Edgar's Gastro pub and the award-winning IGA. A stone's throw from the independent eateries, shops and bars of the dynamic Dickson and Braddon precincts, the home serves up a wonderful urban lifestyle. Close to transport including light rail, providing fast links to all of Canberra, and easy to use bus service. features..fully renovated, single level, free standing cottage in coveted Ainslie. open plan kitchen, dining, living, flowing to sunny courtyard garden. modern kitchen with waterfall stone benchtops, banks of cabinetry and soft close drawers, Fisher & Paykel pyrolytic oven, Bosch dishwasher and induction cooktop and rangehood. sunny north-facing master bedroom with built-in-robe and renovated ensuite bathroom. second bedroom with recessed bed nook and above bed built-in-storage. renovated family bathroom with wheelchair accessible open rain shower .in-slab heating in both bathrooms. linen cupboard. electric panel heating. large internal laundry with direct access to garden lane. easy care courtyard gardens Japanese maples, lavender and geraniums. soft carpet to bedrooms. freshly painted throughout. fully fenced courtyard garden. easy stroll to Ainslie shops, parklands and reserve. close to the thriving Dickson and Braddon precincts. handy to a variety of schools and transport. close to the ANU and the CBD FINE DETAILS (all approximate): Land size: 340 m2 Build size: 99 m2 (approx.) EER: 2.5 Zoning: RZ1 Build year: 1995 Last renovated: 2021 Rates: \$1,335.00 pa Land tax: \$1,535.00 pa (investors only) UV: \$510,000 (2023) Strata \$263.15 pq Rental opinion: \$660 - \$700 p/wk The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.