

**212 Duffy Street, Ainslie, ACT 2602**

home by holly

**Sold House**

Friday, 11 August 2023

212 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 5**

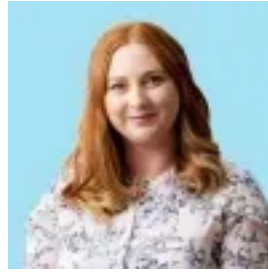
**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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**\$2,000,000**

#soldbyholly \$2,000,000 Sunlight and leaf shadow pattern the floor as golden light reaches deep into the open social arena. A generous mix of glazing including bay window and glass bricks illuminate the space, drawing the outside in and framing nature at every turn. Double-glazed doors step out to the deck and alfresco dining...think, lazy Sunday lunches or entertaining deep into the night beneath the fiesta lights. A fusion of wonderful modernity and old-world charm characterises this beautiful five-bedroom home, nestled upon one of Ainslie's most coveted streets. Moments from the best dining and shopping experiences that Canberra has to offer, the home is enveloped by magical gardens and opens directly to reserve, lending a feeling of absolute seclusion. Sequestered at the end of a long driveway, at the end of a battle-axe block, the home is further privatised by an automatic sliding gate. A stunning mural decorates the gated panel - swirls and dots depict leaves, flowers, crested galah in a vibrant mix of hot pinks, reds, and greens. A creative nod to the surrounding flora and fauna the artwork intrigues, hinting at the gorgeous mix of artisan touches within the quintessential Ainslie home beyond. Rising above productive vegetable beds, chook run...the deep blue 60s form is dotted with crisp white timber windows. A front veranda with original wrought iron balustrade ushers to bright red door. Stained glass panels in swirls of blue, green, orange, yellow....hold the morning light. Floor to ceiling mid-century timber windows give a clear view of tree ferns, pink flowering camelia within a cosy living arena with corner fireplace. Flowing west the space visually expands into an open, living, dining area with multiple glazing's that reach outwards, framing deck, tumbled raw brick wall. There is a palatial and welcoming feel to this family hub - a modern east facing kitchen is set in one corner, sociable and open to the living spaces while also taking in gardens and the wild reserve to the east. Adjacent a storage room/home office has a petite timber sauna in one corner and next door there is a European laundry. A hallway leads to a large bedroom with kitchenette and ensuite bathroom. Flowing to garden, this sequestered apartment space would be perfect for intergenerational living, studio, teen-retreat, guest bedroom. Upstairs is given over to the master wing with box window seat, walk-through-robe and ensuite. The attic roofline and mix of timber sash windows lends a storybook feel, and the room is encircled by established trees, mountain ranges, blue sky. The other three bedrooms are double in size and take in peaceful views of the garden. The front bedroom opens to the front veranda, and all are handy to a family bathroom. Arranged around multiple patio decking, the garden has a charmingly rustic appeal with an eclectic mix of fixed seating, spa, fishponds, greenhouse, veggie patch. There are plenty of different spaces to sojourn, potter, and commune. Baby blue ornate timber gates open to the glorious bush expanse of Mt Ainslie reserve, with its myriad of meandering walking and biking trails. Ainslie is a coveted village known for its rows of historic homes, mature street trees, large established gardens. The home is close to Ainslie shops, well-loved for Edgar's Gastro pub and the award-winning IGA. Backing reserve, the home opens privately to the popular walking and biking trails of Mt Ainslie. 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 while steeped in the other worldly refuge of country living. Close to transport including light rail, providing fast links to all of Canberra, the home is also convenient to many good schools including the ANU. It is a mere 10 minutes to the CBD by car. Features: beautiful five-bedroom home in coveted Duffy St, Ainslie. pristinely private with enveloping established gardens backing reserve. stunning mural panel gate further privatising home nestled at the end of a battle axe block. private decking alfresco area to the east and west. five-bedroom, and three bathrooms. original living area with corner slow combustion fireplace. open plan second living including dining and modern kitchen flowing to deck and alfresco dining. multiple glazing including box window, glass bricks and double-glazed doors bathe the open social hub with light. modern kitchen with stone bench tops, ample storage, Ilve gas cooktop, stainless steel rangehood, Bosch dishwasher and porcelain recessed sink. walk-in European style laundry. large downstairs apartment bedroom with kitchenette and ensuite bathroom that flows to rear deck and garden. three double sized bedrooms handy to a family bathroom. upstairs master retreat with ensuite and walk-through robe and stunning 360-degree views of treetops and mountains. central dual cycle heating and cooling (electric). office with sauna. polished timber floors to social areas and studio bedroom. stairwell and other bedrooms newly carpeted. large bike shed, chicken coop and greenhouse. single carport with newly installed automatic gate. newly laid driveway and basketball hoop. productive front garden with numerous raised vegetable patches, ready for you to grow your own home produce all year round. lovely bush position and aspect, private gate opening to Mt Ainslie Reserve. established gardens with a myriad of beautiful plantings including magnificent mature trees providing wonderful summer shade FINE DETAILS (all approximate): Living size: 222 sqm Block size: 921 sqm EER: 1.0 Build year: 1962 Zoning: RZ1 Rates: \$5,961.99 pa Land Tax \$11,280.64 (investor only) UV: \$1,221,000 (2023) Currently rented on a fixed term lease for \$1250/week until January 2024