

**26 Hoddle Gardens, Ainslie, ACT 2602**

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**House For Rent**

Friday, 24 May 2024

26 Hoddle Gardens, Ainslie, ACT 2602

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$1300.00**

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In the heart Ainslie, encapsulating the essence and energy of an evolving and rejuvenated suburb, this home reflects what is exciting about suburban city dwelling. With wide tree lined verges, broad streets, mature gardens and a central park Hoddle Gardens is a picturesque position for this impressive and special home. Beyond the captivating facade, behind a private and established hedge, the classic and beautiful 1940s home is woven seamlessly to bring together the 'old and the new'. Greeted by the original facade and cottage gardens, a playful sense of surprise characterises the reinvention of this Ainslie home with a contemporary and spectacular modern family residence. Designer style through generous light filled dimensions, inside and out, integrates light, space and a north aspect to enhance the living experience. Incorporating harmonious architectural statements, the award winning architect design by Allan Spira and build by Goldings, features large glazed areas to maximize solar access. The windows provide uninhibited views to landscaped areas from the central kitchen and living hub. Luxurious finishes and appointments deliver continuity throughout the home, thoughtful and considerate design provides clean lines and practical functionality. The property features a gourmet kitchen overlooking the flexible living areas seamlessly connecting with the alfresco terrace. Accommodation consists of four bedrooms, the main bedroom retreat with ensuite, generous wardrobes and double windows to enjoy the serene garden outlook. A further three bedrooms provide for generous accommodation and flexible living arrangements. The front facade and original front rooms in the cottage were carefully retained, the front lounge with high ceilings, timber sash windows and open fireplace creates a warm and inviting space. The subtle and elegant detailed character features remain preserved and are integral to the appeal of the home. A display of suburban living at its best, the relationship between the home and outdoors is redefined as glass doors connect with several well integrated private and useful outdoor spaces. Merging function and creativity, the garden is passionately crafted to create a beautiful, relaxed space that complements the interiors and invites an outdoor lifestyle. The professionally landscaped established garden has been created to provide year-round pleasure and colour. Shaded alfresco areas with a cool canopy of maples, Manchurian pear, magnolias and dogwoods, with plantings of camellias, rhododendrons and azaleas that provide colourful blooms, contributes to the relaxing and calming living experience. features include: . premium park location on Hoddle Gardens. private established garden with seasonal garden maintenance included (pruning and lawn treatments) . traditional character cottage fully renovated and extended, . main bedroom with ensuite and generous built in wardrobes & new carpets. accommodation consists of four bedrooms, three with large built-in wardrobes. gourmet kitchen central to living spaces featuring stainless steel appliances, Smeg dishwasher, bi-fold windows to outdoor terrace area and near new stainless steel electric 900mm oven and induction stovetop (oven in picture is not the current appliance). north facing living areas. solar panels (7.6kw). double glazed windows and reverse cycle air conditioning system to main living area. multiple heating and cooling options, ducted gas heating in original front house with inslab heating to new addition part of the home. fully insulated, duette honeycomb blinds, instantaneous gas hot water. ample storage throughout with separate laundry and linen cupboard. fully irrigated with automatic watering system. fully lined studio/workshop and garden shed. double carport under the roofline of the home. brilliant location in the hub of Ainslie, within walking distance to the local Ainslie shops, Mt Ainslie Reserve, the Dickson Shopping Centre and the Cityeers unknown. The property complies with the minimum ceiling insulation standard. available 5 July 2024 . prospective tenants must obtain prior consent from the Owner of the property to keep pets on the premises. . this property is unfurnished. rent is paid calendar monthly on the first day of each month. bond = 4 weeks rent. applicants or a representative on their behalf must inspect the property. disclaimer hbh collective take all due care in with the details provided regarding properties for rent, however we accept no responsibility for any inaccuracies herein. All prospective parties should trust their own research.