

264 Duffy Street, Ainslie, ACT 2602

home by holly

Sold House

Monday, 23 October 2023

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Bedrooms: 6

Bathrooms: 2

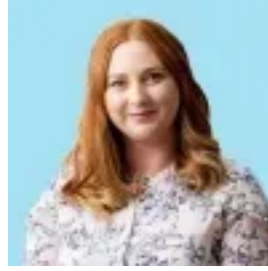
Parkings: 1

Area: 909 m2

Type: House



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#soldbyholly Some sympathetic tweaks and an incredible extension have created an expansive family home designed for the long haul. A lovely organic materiality feels in synch with the dramatic bushland surrounds, the captive views of mountain ranges. Open spaces drift to garden and elevated verandas immerse self within a country peace, belying the dynamic urban locale. This incredible six-bedroom home has been lovingly rejuvenated and extended. An eye for detail, clever storage and a warm organic feel characterises the myriad of spaces that feel endlessly adaptable. Durability, comfort and longevity are at the forefront as the different segments of the house work together or separately. The home's clever arrangement, easily accommodating different moods, occasions and configurations as the family grows and changes. Resting pretty on the quiet end of Duffy Street, the home looks humble enough from the outside. The classic Ainslie cottage is sighted at an angle and is shielded by native gardens. To one side there is a communal parkway that provides access to the reserve beyond. A paved driveway ushers through gates to the garage and a deep shady veranda is twined with passionfruit, edged with rosemary. The original cottage houses three sunny bedrooms, a family bathroom and expansive open plan kitchen, dining, living merging to north facing veranda. Hardwood floors flow underfoot, while the timber kitchen extends a warming tranquillity. We love the red tiled splashback with its mosaic strip in autumnal hues and the floating timber topped island. A gas fire set within original brick hearth adds to the inviting hospitable vibe. A walk-thru-laundry with separate toilet demarcates the threshold to the expansive extension. Designed to perform as a stand-alone apartment, this wing accommodates both living and sleeping quarters and has its own front door. A beautiful bedroom captures romantic views of triangular courtyard and the open living area drifts to gardens and fruiting olive trees. The ceramic flooring in river stone hues seems to usher the bush within. There is a second family bathroom, a tonne of cleverly designed bedroom and under-stair storage and two enormous upstairs rooms with enviable views. A long shady veranda spans the full length of the house so both upstairs rooms have a wonderful, elevated connection to treetops and sky. The aspect feels boundless as the bushland scenes unfold uninterrupted by neighbours. A paved area makes for family friendly alfresco dining complete with state-of-the-art pizza oven. Water tanks, fruiting trees and vegetable gardens provide a kitchen bounty. To one side a garden studio with raked ceilings allows you to work and create within this peaceful garden oasis. The home is within walking distance of the much loved Ainslie shops, home to Edgar's gastro pub and the award-winning IGA. Moments from the independent restaurants and bars of the Dickson and Braddon precincts, a stone's throw from the city, the location is highly coveted. Many of Canberra's best schools are at your doorstep and the ANU is not far. The home is close to transport, including the light rail which whisks you straight to the CBD. features..beautiful six-bedroom home backing reserve..public green lane on one side ..sought after locale within the coveted Ainslie village..lovingly renovated and extended..views to Mount Ainslie and Mount Majura..multiple social spaces, three bathrooms and separate garden studio or office..separate access to rear extension provides flexibility of use, catering for teen retreat, inter-generational living or separate income..leafy native front garden..deep shady front veranda..open kitchen, dining, living with French doors opening to veranda..house sited on an angle to take full advantage of solar orientation and large corner block..hardwood floors..new reverse cycle heating and cooling unit..evaporative cooling..original brick hearth with gas fireplace..kitchen with timber cabinets, bright tiled splashback, integrated Miele dishwasher, Miele wall oven, gas hob and Qasair rangehood, full height pantry and central island with double sided cabinetry beneath..north facing sunny single sized bedroom or home office with built-in-robos..second double sized bedroom with built-in-robe..third light filled bedroom..double glazed windows with thermal honeycomb blinds..family bathroom with tub..storage cupboard..walk-thru-laundry with separate toilet..5Kw roof mounted Solar system..extension -..large east facing bedroom with built-in-robe and picture windows framing courtyard gardens..extensive under stair cabinetry and drawers ..second lounge room with glass sliders opening to back garden ..gas and water connected for potential kitchenette..second family bathroom..direct access via side driveway..separate evaporative cooling unit..upstairs housing fifth and sixth bedrooms with built-in-robos and glass sliders to veranda ..elevated views to Mount Ainslie and Mount Majura..gated side access to garage, garden studio and extension..large, paved area for alfresco living and freestanding pizza oven..rain water tanks (20,000 litre)..raised vegetable and herb beds..a variety of fruit trees and native plantings..garden office, music/yoga room or creative studio ..garden shed..gated side and rear access to reserve..over-sized single garage with separate distribution board for power

FINE DETAILS (all approximate): Land size: 909 m2 Build size: 235 m2 (approx.) EER: 2.5 Zoning: RZ1 Build year: 1962 Rates: \$6,152.89 pa Land tax: \$11,679.40 pa (investors only) UV: \$1,181,000 (2023) Open homes via private appointment, please contact Holly or Tenille to book an inspection. The

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