

# 33 Fairbridge Crescent, Ainslie, ACT 2602



## Sold House

Saturday, 4 November 2023

33 Fairbridge Crescent, Ainslie, ACT 2602

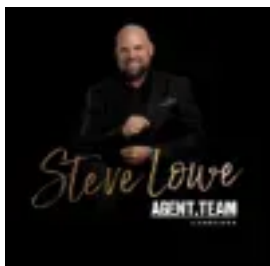
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 747 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

## Contact agent

Nestled on a spacious 747m<sup>2</sup> flat block, this property presents a unique opportunity in the highly sought-after inner north of Canberra. The landscape is graced with native trees that were thoughtfully planted fourteen years ago, along with a majestic walnut tree, a true testament to the passage of time, which has been thriving for over 30 years. The gardens are not only a beautiful feature but also incredibly low maintenance, ensuring that your outdoor space remains a tranquil retreat with minimal effort. Location is paramount, and this property excels in that regard. Within a short 5 to 10-minute walk or a quick drive, you'll find both public and private schools, making it an ideal setting for families. Ainslie shops and the Dickson shopping center are also within easy reach, just a 10-minute walk or 2-minute drive away. Additionally, you're a mere 10-minute drive from Canberra city, ensuring you're well-connected to all the urban amenities the capital offers. Nature enthusiasts will appreciate the property's proximity to the Mount Ainslie Nature Reserve, a mere 10-minute walk or 3-minute drive away, where you can immerse yourself in the great outdoors. The Riley Newsome house, with its historical significance in Canberra, is surrounded by weatherboard houses built in the 1950s and 60s, adding character and charm to the neighborhood. This residence offers a rare entry-level opportunity for Ainslie, perfect for those looking to make their mark in the Inner North. Inside, the house offers comfortable living with split system heating and cooling, ensuring a pleasant atmosphere year-round. Insulation in the ceiling/roof and an additional external layer protect the original weatherboard, preserving the property's historical appeal. Polished timber floors throughout add a touch of warmth and elegance. A two-car garage, or separate storage facility, has been thoughtfully added, providing ample space for your vehicles or extra belongings. The large main bedroom provides a comfortable sanctuary, while the original kitchen and bathroom exude a sense of nostalgia. The spacious laundry, separate living/family room, and dining area complete the picture of a welcoming and practical living space. Maintained gardens (low maintenance) Within 5 to 10 minutes walk (short drive) to both public and private schools Within 10min walk (2 min drive) to Ainslie shops and the same to the Dickson shopping centre Popular sought after inner north property - within 5km (10 min drive) to Canberra city 10 min walk (3 min drive ) to Mt Ainslie nature reserve Riley Newsome house with historical values in Canberra - Weatherboard houses built in the 1950s & 60s and situated throughout Canberra Easy house to live in while you contemplate the development potential including house extensions on a large block of land Entry-level opportunity for Ainslie and perfect if you are looking to enter the Inner North. Split system heating and cooling Insulation in the ceiling/roof as well as forming part of an additional external layer protecting the original weatherboard Close to public transport Polished timber floors throughout Two car garage and/or separate storage facility has been added Leafy and quiet street in Ainslie Three bedrooms - light and airy with a large main bedroom, original kitchen and bathroom, large laundry, separate living/family room and dining area Built 1951 Living 98.3 Sqm Block 747 Sqm Rates: \$1,147pq Land Tax (If tenanted): \$2,104pq\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.