

**39 Campbell Street, Ainslie, ACT 2602**



**House For Sale**

Friday, 23 February 2024

39 Campbell Street, Ainslie, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 981 m2**

**Type: House**



Stephen Bunday  
0416014431



Brenden Mowat  
0430403801

**\$1,550,000**

This enchanting Ainslie character cottage is brimming with charm and abundant potential. Constructed in the 1930s, it showcases numerous heritage features without the perceived constraints of a Heritage listing and offers endless potential for renovation or extension. Think timber sash windows, elegant picture rails, and lofty ceilings, all gracing a splendid 981sqm block with an expansive frontage and a delightful northerly aspect. Nestled at the city end of Ainslie, it stands proudly across from the popular Baker Gardens, featuring an adorable pre-school. A mere stroll leads you to Corroboree Park, boasting a tennis club, basketball courts, BBQ facilities, and picturesque trees. Venture a bit further, and you will find yourself crossing Limestone Avenue into the vibrant Haig Park and bustling Braddon. 39 Campbell Street represents a remarkable opportunity to claim your own slice of Ainslie's rare earth—a piece of early Canberra history and make it your very own! At a glance; -☑Wide frontage -☑Northerly aspect -☑Freshly painted -☑Timber sash windows -☑Picture rails -☑Timber floors -☑Picturesque outlook to Baker Gardens -☑In the catchment for Ainslie Primary, Campbell High and Dickson College -☑10-minute walk to Ainslie Shops -☑4-minute drive to Canberra CBD