

43 Foveaux Street, Ainslie, ACT 2602



Sold House

Sunday, 13 August 2023

43 Foveaux Street, Ainslie, ACT 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

\$1,650,000

All the magic real estate elements that make a winning formula are present in spades at this well-positioned property. Situated an easy walk from Ainslie's popular shops, Mt Ainslie walking trails, well-regarded schools and even Braddon restaurants, the massive 1017sqm block currently houses a refreshed 1935 two-bedroom cottage which boasts an expansive north-facing backyard laid mainly to lawn and low shrubbery. Conditional planning approval exists for an architect-led single-storey extension that maximises the potential of the available land. The plans increase the interior living space, maximise the northerly aspect on the side of the block and add a new garage, carport and timber deck. The existing home reflects all the charm that you would expect of an Ainslie cottage of this era. Polished cypress pine floors, timber sash windows and lofty ceilings maintain the character while more recent updates to bathrooms and the kitchen - with its stainless-steel freestanding range and open connection to the lounge and family rooms - offer everything needed for comfortable contemporary living. A large sunken sunroom with bricked floor, full-height triple aspect and access to the covered rear terrace is a welcome bonus space that could work as a home office, rumpus or gym. Happily live here or rent out while you finalise your future plans. Features: Single-level Ainslie cottage close to inner city shops and transport Conditional planning approval for extension Open-plan lounge and dining Sunny kitchen with contemporary cooker Master bedroom with built-in wardrobes Bright second bedroom Bathroom with shower over bathtub Additional powder room Separate laundry Single carport Separate single workshop/garage Deep front garden Paved driveway Low-maintenance north-facing secure rear yard