

**48 Duffy Street, Ainslie, ACT 2602**

home by holly

**House For Sale**

Wednesday, 17 April 2024

48 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

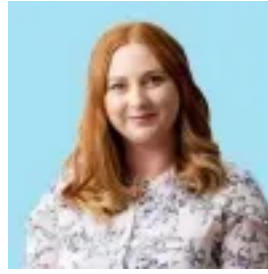
**Parkings: 2**

**Area: 809 m2**

**Type: House**



Holly Komorowski  
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## Auction 10:00am Saturday 4 May

The orientation of your dream home will make the most of the warming north-eastern aspect, the whole design connecting to landscape and the sweeping bushland beyond. This gorgeous parcel, with existing original home, presents an exciting opportunity with its unique elevation, topography, and coveted location. Resting on a large 809 m<sup>2</sup> block, with elevated views across the terracotta rooftops of Ainslie cottages, to Black Mountain, the home and block are brimming with exciting possibility. With pristine reserve bordering the eastern side, the location will never be built-out. Throw in the iconic Duffy Street address, the easy street access, and the deep connection with nature, and you have a dream canvas, just waiting for your signature touch. No.48 is situated at the coveted city end of Duffy Street and is one of only 20 properties with both direct road frontage and access to peaceful bushland reserve at the rear. The location places you an easy walking distance from the epicentres of Braddon and the CBD. Whisper close to the much-loved Ainslie shops and handy to boutique villages of Lyneham and O'Connor. This is inner-north living at its best, as a leafy immersion combines with the peace of a myriad walking and biking trails and heritage cottages meet striking modern eco-builds. The old growth garden teems with hydrangeas, camelias, fruit trees and neat sandstone terracing, all gifting a layered seclusion, complete with stretch of soft lawn. It is easy to imagine a home that capitalises on the elevated views, where open, modern spaces drift to alfresco living, and family and friends can gather, celebrating into dusky evenings. The cottage itself brims with timber joinery, high ceilings and decorative cornices and enjoys a consistent rental return. Clever storage through-out provides seamless utility, maximising the polished old-world flair. The original fireplace is a warm focal point and the vintage kitchen delights, with its original cabinetry and chrome hardware, coalescing perfectly with the checkerboard flooring in black and white. The master bedroom is large, with a generous window framing the leafy trees that surround the home. Both bedrooms centre nicely around the original bathroom with separate toilet. Ainslie is a coveted village known for its rows of historic homes, mature street trees, large established gardens. The home is close to Ainslie shops, well-loved for Edgar's Gastro pub, the award-winning Supermarket and hatted pilot restaurant. Backing reserve, the home opens privately to the popular walking and biking trails of Mt Ainslie. A stone's throw from the independent eateries, shops and bars of the dynamic Dickson and Braddon precincts, the home is also close to transport including the light rail, providing fast links to all of Canberra. A choice of schools are at hand, including the ANU. It is a mere 10 minutes to the CBD by car. features. .original Ainslie cottage resting upon the tightly held Duffy Street .backing Mount Ainslie Reserve. large 809 m<sup>2</sup> block presenting a rare opportunity for renovation or new build. sheltered and shaded by mature trees. sought after city end of Duffy Street. rare direct access to both street and reserve. easy stroll to Ainslie shops, Braddon and the CBD. elevated position on the high side of the street. leafy views to Black Mountain. lovely sandstone garden walls and decorative wrought iron gates and balustrades .two bedrooms, generous living room and separate dining space. high ceilings, ornate cornices, timber joinery, doors and cabinetry .large front living room with original fireplace. adjacent dining room .kitchen combined meals, with black and white checked flooring, original cabinetry and garden views. generous master bedroom with built-in-robe .second bedroom .bathroom with tub and separate toilet. separate laundry opening directly to back garden. large garden shed. lovely bush position and aspect with private gate opening to Mt Ainslie Reserve .established gardens with a myriad of beautiful plantings including magnificent mature trees providing wonderful summer shade. close proximity to several playgrounds including the Ainslie Tennis club. handy to transport, a variety of schools and parklands

FINE DETAILS (all approximate): Land size: 809 m<sup>2</sup> Build size: 120 m<sup>2</sup> (approx.) EER: 0.0 Zoning: RZ1 Build year: 1958 Rates: \$6,433.86 pa Land tax: \$12,266.28 (investors only) UV: \$1,328,000 (2023) Disclaimer - combination of photos used from both 2018 and 2024