

**54 Majura Avenue, Ainslie, ACT 2602**

LUTON

**Duplex/Semi-detached For Sale**

Tuesday, 13 February 2024

54 Majura Avenue, Ainslie, ACT 2602

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 514 m2**

**Type:**

**Duplex/Semi-detached**



Shane Hughes

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## Auction

Anyone who has lived in Ainslie will agree there's something special about this suburb, and there's certainly something special about this home. This two-storey duplex is exceptional, the perfect fit for the urban dweller, and full of character! We could not be more excited about this exceptionally gorgeous, and super cool, iconic Canberra Red brick home. Downstairs, features recently polished timber floors which are stunning and flow throughout the home. The newly tiled front entrance opens into a lovely sitting room, which could easily be used as another family room. The kitchen has plenty of storage and bench space and overlooks the private gardens. A large open plan living, dining and home office are the central hub of the home with year-round comfort provided by a large reverse cycle air conditioner. A large bedroom, laundry with external access and powder room complete the ground floor. The generous leafy yard is an ideal place to entertain family and friends, there is both a great paved patio and a charming covered entertaining area. There is lots of space for kids to play, pets to run around or a great vegetable garden for those with green thumbs. Upstairs are three more bedrooms with beautiful timber flooring as well as ducted air conditioning. The master bedroom is huge and takes advantage of the northern aspect and has a large built-in robe. The remaining bedrooms are well proportioned and look over the beautiful gardens, these bedrooms are serviced by the family sized bathroom featuring a corner spa bath. This north facing, updated, family home is within walking distance to both Ainslie and Dickson shopping centres and some of Canberra's finest public and private schools. Growing families will relish in the ease of access to the Dickson swimming pool, Ainslie Football club, not to mention the numerous parks in the area. People love these iconic Canberra duplexes and appreciate the possibilities they have to be renovated or extended. If you have been looking for a special property, that is separate title and only minutes from the city, then look no further. Features you will love: - Four generous bedrooms - Open plan living and dining - Kitchen with gas cook top, electric oven and dishwasher - North Facing to the living areas - Freshly polished timber floors - Ducted reverse cycle air conditioning upstairs and reverse cycle air conditioning downstairs - Separate laundry with external access - Powder room downstairs - Solid brick construction - Large private backyard - Single garage - Central location - Close to the Light Rail

Statistics: Block size: 514m<sup>2</sup> Living size: 150m<sup>2</sup> EER: .5 stars Rates: \$4,024 p/a approx.. Land tax (if rented): \$7,217 p/a approx.. UV: \$778,000 Year built: 1964 Rent estimate: \$690 - \$770 per week