

56 Tyson Street, Ainslie, ACT 2602

LUTON

House For Sale

Thursday, 21 December 2023

56 Tyson Street, Ainslie, ACT 2602

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 969 m2

Type: House



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Auction

Light filled and energy efficient this solar passive style stunning residence merges architectural inspiration with family friendly living. A large family residence featuring a very flexible floorplan offering a diversity of living and working from home options. A formal lounge and dining room is at the entrance way, meals and family room with the superbly fitted kitchen create the centre hub of the home. The meals and family room open onto a front courtyard and rear entertainment deck; providing beautiful cross ventilation. The ground floor is complete with four bedrooms, ensuite, main bathroom and internal access into the double garage. The upper level completes the offering with an exceptional space for a parent's retreat, work from home office or an area for extended family or teenage children with its living space, bathroom/kitchenette facilities and bedroom. Car accommodation is also a feature for at least five cars with a double garage and triple tandem carport; plus additional off-street parking. Walking distance to the Ainslie and Dickson shops and a short drive to the City. Additional inclusions are double glazed windows, hydronic heating and high ceilings. An Inner City family retreat creating comfortable easy living. Features: Solar passive residence 305m² of internal living Solid, high-quality build with meticulous attention to detail 2.7m ceilings Double glazed windows and doors LED lights Fully insulated Gas hydronic in floor and wall heating Reverse cycle unit in family room and upstairs Roller blinds and curtains Tiled floor and Blackbutt Timber staircase Formal lounge with gas fireplace Dining room Meals and family room opening onto private front courtyard and 80m² approx rear entertainment deck Kitchen with Corian benchtops, electric touch drawers and breakfast bar, electric cooktop extensive storage & cabinetry, electric oven & steam oven, Miele dishwasher, double draw fridge, range hood and powerbank Miele wine fridge in built-in-cabinetry Large butlers pantry Exceptional outdoor entertainment area with 80m² deck, covered outdoor kitchen with dishwasher, stone benchtop and gas bayonet Master bedroom with walk-in-robe and ensuite with floor to ceiling tiles and electric and gas heated towel rail Bedrooms two, three and four with built-in-robies or shelving Main bathroom with floor to ceiling tiles, electric heated towel rail, bath and rain shower Upstairs offering a private retreat with a living space, bathroom, kitchenette and bedroom Double garage with internal access and automatic door Powder room in garage Triple tandem carport Additional off-street parking for cars, boats or caravan 20,000L water tank 2 x gas rinnai hot water units Less than a 10 minute approx walk to Ainslie shops that offers an IGA, cafes, restaurants, pub and many more amenities Short walk to Dickson shops and drive into the City and Lake Burley Griffin Land Size: 969m² approx Land Rates: \$5,862 approx UCV: \$1,200,000 approx EER: 6 Internal living: 305m² approx