

66 Limestone Street, Ainslie, ACT 2602

home by holly

House For Sale

Friday, 1 December 2023

66 Limestone Street, Ainslie, ACT 2602

Bedrooms: 3

Bathrooms: 1

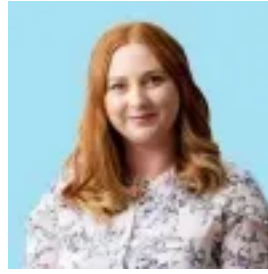
Parkings: 2

Area: 1010 m2

Type: House



Holly Komorowski
0491850701



Tenille Paul
0491850701

Auction 12:00pm Saturday 16 December

Soaring ceilings and beautiful crafted sash windows set the tone within this classic home. There is an enveloping of warm timber, a feeling of effortless serenity as exquisitely preserved spaces unfold, culminating in a bright central kitchen. Soft eggshell walls enhance the feeling of spaciousness and bounce sunshine throughout, highlighting the glowing timber floors, the crystalline bevelled glass detailing. The architectural notes are heart warmingly storybook - pitched terracotta roof, windows framed in patterned brickwork, coach lit front porch edged in standard roses. The home is nestled within sweet cottage gardens and sheltered by a magnificent flame maple tree with autumnal turnings that attract the attention of people passing by. The enormous grounds extend to the right of the home where considerable lawns are edged by heritage art deco fence in Canberra reds. A neatly clipped hedge runs the full length of the block, with picture perfect white picket fence providing access to the private back garden. Despite the dynamic locale - a few steps from Haig and Corroboree Park, easy meander to the buzzing Braddon precinct and on the edge of the CBD - the home exudes a stillness, a nourishing elemental peace. Perhaps it is the double brick, the solid timber and the old-style quality build that has endured and triumphed for over a century, lending a rarefied, genteel air. Period details have been meticulously preserved and maintained from the picture rails to the decorative baton work that graces the ceilings. Polished floorboards flow underfoot, and delicate glass light fittings hang like treasured jewels in each room. The combined living and dining room frames the deep front garden and is elegantly set with a stunning art deco fireplace with timber mantle for display. This lovely focal point now houses a gas heater, making it the perfect spot to gather on cool winter nights. Three well-proportioned double bedrooms centre around a renovated bathroom finished with charming Victorian notes, with separate toilet. The master bedroom is large enough to accommodate a sitting area and features a bay window that captures both warming sunlight and romantic garden views. The two additional bedrooms both benefit from large windows that welcome a gentle ingress of natural light. The sunny kitchen sits central at the back of the plan and opens via an adjacent mudroom to the extensive rear garden. The white-on-white palette glows with a pleasing light and there is plenty of space for a meals table, fostering convivial family togetherness. We love the original double pantry with meat safe and the enormous hearth, now set with freestanding oven and modern slide-out pantry. A sensitive re-jig has matched crisp white cabinetry with black countertops, with the flair of black and white checked flooring. An alfresco area floats within the lawns providing the perfect space to entertain with family and friends. The nature of the clear, flat block, extending to the south and with lovely eastern aspect, lends itself to extension. To one side a long driveway provides plenty of off-street parking, including a single carport and original red brick garage. This gorgeous home is an easy stroll to the independent eateries, shops and bars of the dynamic Braddon precinct. Surrounded by green spaces including Haig Park and Mt Ainslie Reserve the home is also handy to Dickson and the popular Ainslie shops hosting IGA, Gastro pub and hatted restaurant, Pilot. Close to transport including light rail, providing fast links to all of Canberra, the home is a stone's throw from the ANU and the CBD. features..beautifully preserved and renovated, double-brick, three-bedroom heritage Ainslie cottage. charming architectural details including heritage art deco brick fence, terracotta roof, brick framed windows. welcoming frontage with cottage gardens including standard roses, weeping cheery, flame tree and neatly clipped hedging. extensive cedar timber joinery, high batten ceilings, picture rails and original fireplace. cypress pine flooring. bevelled glass timber doors. bright green front door and welcoming foyer. elegant, combined lounge and dining with original art deco fireplace and timber mantel, set with gas heater. large, sunny kitchen combined meals with vintage pantry and original hearth, new cabinetry including pull-out pantry and freestanding oven and dishwasher. mud room with original brick firewood bay and open shelving. large internal laundry .generous master bedroom with bay window overlooking front garden. two additional double bedrooms. elegant, renovated family bathroom with tub. separate toilet. alfresco dining area within enormous, fully fenced rear garden with vast lawns edged with agapanthus .ducted heating and cooling to all rooms. reverse cycle heating and cooling unit within kitchen. Luxaflex pirouette shadings to windows. security alarm. long driveway providing plenty of off-street parking ushering to single carport and single garage .easy stroll to Corroboree and Haig Parks, the wonderful Braddon precinct and the much-loved Ainslie shops. a stone's throw from the ANU and the CBD. FINE DETAILS: Land size: 1,010 m² Build size: 114 m² (approx.) EER: 1.0 Zoning: RZ1 Build year: 1936 Rates: \$5,936.27 pa Land tax: \$11,226.92 pa (investors only) UV: \$1,149,000 (2023) Rental opinion: \$750 - \$800 p/wk