

68 Duffy Street, Ainslie, ACT 2602

home by holly

Sold House

Thursday, 12 October 2023

68 Duffy Street, Ainslie, ACT 2602

Bedrooms: 3

Bathrooms: 2

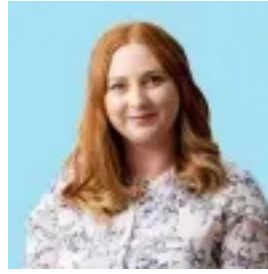
Parkings: 1

Area: 703 m2

Type: House



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$1,865,000

#soldbyholly \$1,865,000 The duffy street home luxuriates in a rich natural materiality bringing elegance to every room. A meticulous renovation seamlessly melds the old with the new, creating a harmonious family oasis, easily accommodating the fickle demands of modern life...being both a relaxing haven and sophisticated entertainer. This graceful three-bedroom home rests on the high side of the much coveted Duffy Street. The architecturally interesting form sits impressively against the stunning backdrop of Mount Ainslie. Sandstone wainscot, smooth rendered walls and timber mullion windows combine handsomely with vintage pencil pines, shady established trees. We love the 60s style window awnings, the romantic entryway meandering past winter roses, the elevated porch and stained glass detail within the timber front door. Jarrah floors are warm underfoot as banks of mullion windows capture elevated views across tree tops and Ainslie village. There is a lovely softness to this open, twin living arena, with cabinetry in Tassie Oak gracing one wall, and soft sheers adding a lightness, a subtle privacy. Unfolding to the left is a sweeping open kitchen, dining and living, drifting to deck and garden. This is the warm hub of the home, spacious and opulent with an ethereal feel. The kitchen marries oak cabinetry with banks of crisp white shelving and drawers, set against worktops of marbled stone. There is a butler's pantry and stainless-steel appliances by Smeg. The long island bench is the place to gather, with breakfast bar seating and natural light issuing from the large lightwell above. There is enough room for a large dining table beneath a wall of windows, inviting aspect and daylight, while adjacent sits a built-in-bar with wine fridge. The living arena is characterised by a panelled ceiling in Western red cedar and matching French doors that can be flung open welcoming sunlight and breezes off the garden. It is easy to imagine lazy Sunday lunches in this beautiful open social arena, cooking up a storm with family and friends, relaxing deck side in the sunshine. There are two bedrooms on the ground floor and a central family bathroom. Bedroom one is double sized and easily accommodates a desk, with terrific views to pink flowering Dogwood. The second bedroom takes in elevated views across Ainslie village. A sizeable freestanding tub floats on dark herringbone floor tiles...the family bathroom a study in luxury with long floating oak vanity and rain shower. Timber stairs usher to the sequestered master wing, flooded with light from windows that frame Mount Ainslie. A walk-through-robe and ensuite with concordant oak vanity and dark floors enhance the lived comfort of this extravagant parental retreat. Bush rock edges the garden beds teeming with winter roses, cordylines, Japanese maples and a myriad of flowering plantings. Establish trees shelter and shade as alfresco living deck side, merges with paved barbecue area. Terraced levels and meandering paths add interest and there is an all pervading feel of serene, curated greenery giving way to the broader peaceful advance of the bushland beyond. The home occupies the most coveted eastern side of Duffy Street with easy access to the walking and biking trails of the reserve. The home is within walking distance of the much loved Ainslie shops, home to Edgar's gastro pub and the award-winning IGA. Moments from the independent restaurants and bars of the Dickson and Braddon precincts, a stone's throw from the city, the location extends an exciting urban lifestyle. Many of Canberra's best schools are at your doorstep and the ANU is not far. The home is close to transport, including the light rail which whisks you straight to the CBD. features..beautiful three-bedroom home on coveted Duffy Street. handsome 60s form with sandstone wainscot, timber mullion windows .elevated views from dual front living areas across treetops and Ainslie Village. Jarrah hardwood floors. wall of built-in-cupboards in Tasmanian oak to front living area. combo of sheer curtains and blinds. open plan kitchen, dining and living flowing to garden. stunning kitchen with marbled counters, butler's pantry with sliding doors, 90cm Smeg oven and gas hob, rangehood, integrated dishwasher and built-in-microwave. generous dining space .adjacent built-in-bar with wine fridge. second living area with feature Western red cedar panelled ceiling and French doors, opening to alfresco dining. internal laundry with lots of storage including a pull-out-ironing board. double bedroom with banks of cedar windows and built-in-robe. second bedroom with elevated views and built-in-robe .large family bathroom with free standing tub, rain shower, oak vanity with stone benchtop and herringbone floor tiles. timber stairs ushering to master retreat with east facing bank of timber windows taking in Mount Ainslie. walk-through-robe and ensuite bathroom with oak vanity, stone benchtop and herringbone floor tiles. reverse cycle heating and cooling to master bedroom. ducted gas heating. ducted evaporative cooling. above and below LED strip lighting to kitchen, bathroom and winebar cabinetry. soft carpet to bedrooms. large timber deck for alfresco dining. established gardens with winter roses, photinia, cordylines and Japanese maples. large, paved barbecue area enclosed by courtyard walls. lockable garden room. 1.5 car garage with shelving for storage .high carport with covered access to house. additional under house storage room. within walking distance of Ainslie shops and whisper close to the Dickson and Braddon precincts and the CBD FINE DETAILS (all approximate): Land size: 703 m2 Living size: 215 m2 EER:

1.5 Zoning: RZ1 Build year: 1963 Rates: \$5,701.41 pa Land tax: \$10,736.36 pa (investors only) UV: \$1,161,000
(2023) Estimated rental \$1000 per week.