

**72 Hannan Crescent, Ainslie, ACT 2602**

home by holly

**Sold House**

Monday, 14 August 2023

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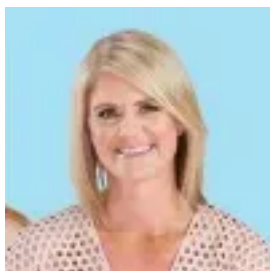
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 654 m2**

**Type: House**



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**\$1,370,000**

#soldbymcreynolds #soldbyholly \$1,370,000 When you love someone, you want to find as many ways to show them as possible. But sometimes, simply saying, "I love you" just doesn't feel like enough. After all, how could three small words capture the depth and meaning of what you really feel? Savouring over the photos of the hannan.home, one by one, the feeling of 'I love you' is real and grows stronger image by image. The delightful façade, the charming sash windows, the original timber detailing, mantle and hearth, all pull at the heart strings. The feeling deepens as the beautiful renovations are revealed. As you step inside this beautiful abode, you'll be greeted by a crisp white hallway that exudes a sense of tranquility. The hallway leads to the three generous bedrooms, each of which are flooded with natural light and glimpses of greenery thanks to the large wood-framed sash windows. The main bedroom exudes rustic charm, cosy yet spacious enough for all the kids to pile in on a Saturday morning. The kitchen and dining area having been recently renovated with that quiet timeless style that's consistent throughout the home. Both are fully equipped with modern appliances and flush cabinetry that'll neatly hide away everything from buckets, pots and pans to air fryers. The serene bathroom with large bath-shower and floating vanity has been beautifully renovated with a style that reminds you of a luxurious day spa. A standout features of this stunning property is the detached studio/workshop located separately from the house overlooking the established backyard. This versatile space is perfect for those who work-from-home, or for anyone looking to finally start that small business. With plenty of space and natural light, you'll have everything you need to bring your dreams to life. You will love the hannan.home for all that it is, all that it can be, and all of its heart warming homeliness..features.beautifully presented 1950s cottage.immaculate presentation inside and out.light filled living room with open fireplace .renovated kitchen with Bosch appliances & integrated dishwasher .three generous bedroom, two with built-in robes.renovated bathroom with bathtub & timber vanity.sash windows, picture rails and timber floors.renovated laundry with sage green cabinetry & louver window .extensive storage cupboards in the hallway.split system heating/cooling in the living .ducted gas heating.detached studio workshop.established front & rear gardens .enclosed yard with picket fence .raised veggie gardens, cumquat , orange & large Ainslie fig tree FINE DETAILS (all approximate): Land size: 654 m<sup>2</sup> Living size: 100 m<sup>2</sup> EER: 0.0 Zoning: RZ1 Build year: 1954 Rates: \$4,797 pa Land tax: \$8,327 pa (investors only) UV: \$1,115,000 (2022) Rental Opinion: \$730 to \$770 /week