

**83 Ebden Street, Ainslie, ACT 2602**



**Duplex/Semi-detached For Sale**

Monday, 27 May 2024

83 Ebden Street, Ainslie, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 180 m2**

**Type:**

**Duplex/Semi-detached**



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## Auction 15/06/2024

Auction Location: On Site Discover the contemporary charm that lies discreetly behind this classic red brick Ainslie cottage. This heritage-listed double brick home presents an inviting facade rich with history, seamlessly concealing a stunning, modern extension that belies what is seen from the street. The original section captivates with its 9ft battened ceilings, beautiful timber windows, and cozy fireplace, surrounded by a plethora of character details that evoke a bygone era. Every corner speaks to the craftsmanship of yesteryear, creating an ambiance of warmth and nostalgia. As you transition to the modern extension, you're greeted by a chef's dream kitchen, complete with sleek stainless-steel appliances and ample workspace. The spacious island bench doubles as a breakfast bar, inviting the whole family to participate in dinner preparations. The kitchen flows effortlessly into an open-plan living area, perfect for both everyday living and entertaining. The hero here is the floor-to-ceiling glass concertina doors that create a seamless indoor-outdoor connection and bathe the living area in natural light. Step outside to a stunning north-facing paved entertaining area, an idyllic setting for gatherings with family and friends. Featuring a saltwater plunge pool for refreshing dips on warm days and an open fireplace for cozy winter nights – this is the perfect space for year-round entertaining. The main bedroom is a spacious abode, with walk-in-robe, sparkling ensuite (with under floor heating) and a gas fireplace - you may never want to leave! Two of the other bedrooms feature built-in-ropes. The home boasts several unique features throughout including a meticulously designed climate-controlled wine cellar with custom recycled Tassie oak wine racks. The extension is equipped with double glazing and there is ducted reverse cycle air conditioning throughout, ensuring year-round comfort. A lock up garage with automatic door completes the picture. Perfectly located on leafy Ebden Street (many times voted Canberra's most attractive Autumn Street), surrounded by picturesque parks and with easy access to Mt Ainslie Nature Reserve. Just a short stroll from the best local shops in Canberra, with proximity to top-notch schools, it's a paradise for families! This residence is a rare blend of historic elegance and modern sophistication, offering the best of both worlds! At a glance; -☑Heritage Listed -☑Modern extension (unsuspecting from the facade)-☑Character features: 9ft battened ceilings, timber windows -☑Iconic Canberra red bricks -☑Ducted reverse-cycle air-conditioning -☑Open plan, north facing living -☑Double glazing to the extension -☑Spacious main bedroom with walk-in-robe, ensuite and gas fireplace -☑Climate-controlled wine cellar (imported from France)-☑Outdoor entertaining area with open fireplace-☑Saltwater plunge pool -☑In the catchment for North Ainslie Primary, Campbell High and Dickson College -☑3-minute walk to Ainslie shops -☑7-minute drive to Canberra CBD