

87 Officer Crescent, Ainslie, ACT 2602



House For Sale

Friday, 3 May 2024

87 Officer Crescent, Ainslie, ACT 2602

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 674 m2

Type: House



Tom Wiggins
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Auction 18/05/24

What you see: A renovated entertainer designed to give the family space and options, both inside and out. A flexible floorplan for growing families with plenty of natural light and segregated areas to make your own, all within a neighbourhood renowned for its connected location and sense of community. What we see: Nothing to do but turn the key for your next chapter to begin. See more: Thoroughly renovated and updated throughout. Gourmet kitchen featuring breakfast bar, Smeg 900mm oven and gas cooktop, Bosch dishwasher and ample storage. Living area with feature fireplace. Segregated lounge and dining room. Large cavity sliding door separating dining, living and bedrooms. Master bedroom includes walk-in robe and ensuite. Ensuite features floor-to-ceiling tiles and bath. Additional three bedrooms include built-in robes. Restored Victorian Ash hardwood flooring. Double-glazed windows and doors throughout. Freshly painted throughout. New LED downlights. Ducted gas heating and ducted evaporative cooling. Reverse cycle system in dining area. Solar hot water system with gas booster. 5000 litre rainwater tank. Entertainers merbau deck featuring pergola and inbuilt bench bar. Established gardens with irrigation system and garden shed. Back to base alarm system. R6 Insulation in ceiling. R2.5 HD Insulation in all external and internal walls. R2 Insulation underfloor. High-density Gyprock 'Soundchek' plasterboard is fitted to all walls and ceilings. Brand new driveway. Priority enrolment area for North Ainslie Primary School, Majura Primary School, Campbell High School and Dickson College. Within a 1 minute drive to North Ainslie School. Within a 3 minute drive to Majura Primary School. Within a 3 minute drive to Daramalan College. Within a 3 minute drive to Ainslie shops, restaurants and cafes. Within a 3 minute drive to Mount Majura walking and riding trail. Within a 5 minute drive to Braddon dining precinct. Within a 6 minute drive to City CBD. Within a 7 minute drive to Mount Ainslie walking trail. Within a 5 minute walk to Dickson College. Within a 6 minute drive to Campbell High School. Within a 9 minute drive to The Australian National University. Total house area: 268m². Living: 180m². Garage: 20m². Block: 674m². Rear deck: 52m². Porch: 16m². Built: 1961. EER: 6.0. Rates: \$5,209 p.a. Land tax: \$9,708 p.a. Rental appraisal: \$950 - \$1,050 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.