## 87 Officer Crescent, Ainslie, ACT 2602 House For Sale

Friday, 3 May 2024

## 87 Officer Crescent, Ainslie, ACT 2602

Bedrooms: 4

Bathrooms: 2

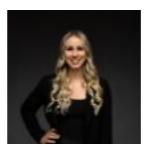
Parkings: 1

Area: 674 m2

Type: House



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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 fireplaceSegregated lounge and dining roomLarge cavity sliding door separating dining, living and bedroomsMaster bedroom includes walk-in robe and ensuiteEnsuite features floor-to-ceiling tiles and bathAdditional three bedrooms include built-in robesRestored Victorian Ash hardwood flooringDouble-glazed windows and doors throughoutFreshly painted throughoutNew LED downlightsDucted gas heating and ducted evaporative coolingReverse cycle system in dining areaSolar hot water system with gas booster5000 litre rainwater tankEntertainers merbau deck featuring pergola and inbuilt bench barEstablished gardens with irrigation system and garden shedBack to base alarm systemR6 Insulation in ceilingR2.5HD Insulation in all external and internal wallsR2 Insulation underfloorHigh-density Gyprock 'Soundchek' plasterboard is fitted to all walls and ceilingsBrand new driveway Priority enrolment area for North Ainslie Primary School, Majura Primary School, Campbell High School and Dickson CollegeWithin a 1 minute drive to North Ainslie SchoolWithin a 3 minute drive to Majura Primary SchoolWithin a 3 minute drive to Daramalan CollegeWithin a 3 minute drive to Ainslie shops, restaurants and cafesWithin a 3 minute drive to Mount Majura walking and riding trailWithin a 5 minute drive to Braddon dining precinctWithin a 6 minute drive to City CBDWithin a 7 minute drive to Mount Ainslie walking trailWithin a 5 minute walk to Dickson CollegeWithin a 6 minute drive to Campbell High SchoolWithin a 9 minute drive to The Australian National UniversityTotal house area: 268m<sup>2</sup>Living: 180m<sup>2</sup>Garage: 20m<sup>2</sup>Block: 674m<sup>2</sup>Rear deck: 52m<sup>2</sup>Porch: 16m<sup>2</sup>Built: 1961EER: 6.0Rates: \$5,209 p.aLand tax: \$9,708 p.aRental appraisal: \$950 - \$1,050 p.wDisclaimer: 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.