

95 Duffy Street, Ainslie, ACT 2602



House For Sale

Friday, 15 March 2024

95 Duffy Street, Ainslie, ACT 2602

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 789 m2

Type: House



Stephen Bunday
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Brenden Mowat
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Auction 20/04/2024

Auction Location: On Site A masterpiece of solar passive architectural excellence, 95 Duffy Street, Ainslie has been meticulously crafted by renowned Canberran architect Ric Butt of Strine Design. Ric Butt is celebrated for his commitment to sustainable design and has employed his extensive knowledge in solar passive concepts to produce a home that is not only highly energy efficient but aesthetically interesting. Step inside to discover a functional floor plan that seamlessly integrates generous open-plan living spaces and large bedrooms. The light-filled interior is a symphony of shapes, featuring high arched ceilings, curved walls and diverse angles which create a unique and visually appealing atmosphere in every room. From the bespoke 'Thor's Hammer' double front door to the Ironbark hardwood floors, every detail exudes quality and craftsmanship. Large picture windows capture breathtaking views and natural light, while sliding doors along the northern side of the house meld the interior and exterior living spaces. Duette honeycomb blinds and remote-controlled 'Big Ass fans' contribute to comfort and energy efficiency. In-slab heating ensures warmth during the colder months and whilst the solar passive design of the home means you will likely never use it, there is also a reverse-cycle air conditioning system in the living area. The kitchen is a chef's delight, equipped with European appliances and stone benches, including a pyrolytic 900mm Smeg oven. Storage is abundant, including a dedicated all-year-round cool space for wines. Additional features include a back-to-base alarm system, large triple garage plus workshop, internal/external sound system and adjustable hanging artwork system lit with CR197 Unios track lights. Designed for both relaxation and entertainment, the designated external alfresco areas take advantage of the sun or shade, making it the perfect setting for gatherings. Low-maintenance gardens surround and create a sense of serenity. All this set in a picture perfect Inner North location. Located directly across from the wonderful Mt Ainslie Nature Reserve, offering bushwalking, mountain biking and outdoor entertainment. Only a short walk to the fabulous Ainslie shops where you will discover eateries including Edgar's Inn, Breizh Café and the 2-hatted restaurant, Pilot, as well as excellent coffee, and a renowned, family friendly IGA. Despite being discreetly positioned amongst nature, you are only a bike ride to 'Canberra's coolest suburb', Braddon or a short drive to the Canberra CBD and the bustling Dickson Town Centre. Don't miss the opportunity to make this architectural solar-passive gem your new home – a perfect blend of style, functionality and sustainable living. At a glance; -☑ Designed by award-winning Canberran architect Ric Butt of Strine Design (now Strine Environments) -☑ Designed and oriented to maximise energy efficiency - 4 out of 6 EER -☑ Large bedrooms, all with built-in-robos -☑ Curved walls and ceilings -☑ Abundant storage throughout -☑ In-slab heating -☑ Remote controlled 'Big Ass' fans -☑ Duette honeycomb blinds throughout -☑ Curated lighting throughout, including Bluetooth operated master bedroom lights -☑ Adjustable hanging artwork system with a CR197 track system -☑ Back-to-base alarm system -☑ Low maintenance gardens with reticulation -☑ 3-minute drive to Ainslie shops -☑ In the catchment for North Ainslie Primary, Campbell High and Dickson College, and within close proximity to Merici College