

**59 Duffy Street, Ainslie, ACT 2602**



**House For Sale**

Monday, 1 July 2024

59 Duffy Street, Ainslie, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 942 m2**

**Type: House**



Michael Braddon  
0262419444



Thom Eriksson-Lake  
0262419444

## **Auction**

Located in arguably one of the best streets in this highly sought-after suburb, this charming two-bedroom brick residence is set to excite and delight buyers who place a high value on where they live! Internally, high ceilings and high-set doors, as well as hardwood flooring, are elegant and visually captivating. Both bedrooms are of good size and the kitchen has been rejuvenated. The well-designed floorplan with great orientation lends itself to further extensions to capitalise on this solidly built home sited on a 942m<sup>2</sup> parcel of golden Ainslie soil. Paying homage to the older days, to the rear, a horse stable demonstrates this rare offering has stood the test of time. With Mount Ainslie, Ainslie Shops, a well-regarded Primary School and so much more at your doorstep, inspect today to see what all the fuss is about. Cost breakdown:- Rates: \$1,538.22 p.q - Land Tax (only if rented): \$2,919.85 p.q - Potential rental return: \$500 - \$550 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.