

**62 Tyson Street, Ainslie, ACT, 2602**



**House For Sale**

Wednesday, 30 October 2024

62 Tyson Street, Ainslie, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jack Doyle

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## Timeless 1940s Charm with a Spacious Studio & Expansive Block

Discover a rare piece of history with this enchanting 1940s cottage, beautifully preserved to capture its original charm while thoughtfully updated for comfortable living. Each of the two generously extended bedrooms invites relaxation, nearly doubling in size to offer airy, light-filled spaces adorned with charming touches, including rustic timber beams repurposed from the iconic Cotter Bridge, gracefully arching over select doorways.

Situated on a lush and level block of over 1000m<sup>2</sup>, the grounds offer a true sanctuary. The gardens are a vibrant tapestry of mature trees, thoughtfully arranged garden beds, and private nooks-crafted to bring peace and privacy without requiring much maintenance. This "set-and-forget" garden creates an idyllic backdrop for outdoor relaxation and entertaining.

Behind the main residence, a delightful surprise awaits: a spacious barn-style studio, built in the 1980s and currently serving as an inspiring art studio. Bathed in natural light and featuring lofty ceilings, a cozy loft sitting area, a fireplace, a quiet back room, and an expansive bathroom, this hidden retreat holds endless potential. Unseen from the street, it offers an inviting, versatile space perfect for creative pursuits or guest accommodations.

With its captivating blend of vintage character, serene garden setting, and flexible living spaces, this truly unique property invites you to experience comfort and charm in a home like no other. Whether hosting gatherings or enjoying a peaceful escape, this is a rare opportunity to own a one-of-a-kind sanctuary that combines timeless elegance with effortless tranquility.

When planning out your list of homes to inspect for the weekend, make sure this is at the top of your list! I look forward to showing you through the home.

\*Seller has asked that shoes be removed prior to inspecting inside.

### Additional Features:

#### Home:

- Evaporative cooling
- Ducted heating
- Recycled timber floors
- 2 trap doors in living room with standing room (ask the agent at inspection for more detail)
- Westing house oven and cooktop
- Built in robes in main bedroom
- Double north facing doors opening out to a paved courtyard area
- Repurposed beams from the Cotter bridge
- Recycled timber stairs in bedrooms

#### Studio:

- Double brick
- Fireplace
- East facing sliding door
- North facing floor to ceiling windows
- Loft sitting area
- Skylight across whole room
- High ceilings
- Plumbed sink

Phase 3 power

"Wet room" attached to studio with its own bathroom (breezeway)

Sliding door to garden

Adjoining full size bathroom

Repurposed rock feature wall

Plants in the back yard:

Weeping Mulberry tree

Black mulberry

Pink mulberry

White irus

Green gage plum

Prunus plum

Sour cherries

Fig trees

Fakowa

Locusts plant

Apricot trees black and white

Nectarine

Grapevine's between studio and in garden are for wine making, sweet wine

Vege garden beds

SOLAR panels 1900w

Private double gate to enter to car port

Single carport

Lock up storage area behind carport

Rainwater tank