

**4/4 Angas Street, Ainslie, ACT, 2602**

**Townhouse For Sale**

Thursday, 15 August 2024



4/4 Angas Street, Ainslie, ACT, 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Brett Hayman

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## Light-filled split level townhouse in the heart of Ainslie

Situated in a quiet complex of only 10 residences, in the heart of Ainslie, this unique split-level townhouse features double brick construction and high ceilings, with plenty of natural light to be enjoyed.

Upon entering, the home invites indoor / outdoor living and entertaining, with cathedral ceilings creating a wonderful sense of space, and French door access from the light-filled living area spilling out to a paved courtyard and unique rooftop terrace. An open plan kitchen / dining area is updated and well-designed, featuring a built-in pantry, gas cooktop and ample storage and benchtop space, and orients towards to the fully fenced rear yard.

At the ground floor, the master suite has a lovely leafy outlook, and features a large walk in robe, and private renovated ensuite, while a spiral staircase provides access to the three remaining bedrooms located at the upper level, two with built in robes. There is ducted gas heating through, and each bedroom provides for your additional comfort, with ceiling fans installed. For those who love a quiet moment, you are sure to love the private balcony off the second bedroom, ideal for that morning cuppa or a relaxing afternoon with a good read. The upper level accommodation is serviced by the main bathroom, complete with spa and instant gas hot water.

Secure undercover parking is offered by way of an oversized double garage, complete with an extra storage area for those additional toys and tools.

Set in the heart of Ainslie between the Dickson and Braddon precincts, and a short walk to Ainslie Shops, Braddon restaurants and the tramline along Northbourne Avenue, 4/4 Angas Street, Ainslie is sure to impress the astute investor or those looking for the ultimate city-based lifestyle. Don't miss out on this rare opportunity to secure one of the few townhouses in Ainslie, call today to arrange your inspection.

### Property features:

- [?] Split level design
- [?] Double brick construction
- [?] Cathedral ceilings in the living area, French door access to private courtyard and rooftop terrace
- [?] Open plan kitchen / dining area, access to rear yard
- [?] Four bedrooms, master suite with ensuite and walk in robe at the lower level, three additional bedrooms upstairs, two with built in robes
- [?] Private balcony off the second bedroom
- [?] Ceiling fans and ducted gas heating throughout
- [?] Oversized double lock up garage with extra storage space

EER: 5.0

Living Area: 120m<sup>2</sup> (approx)

Garage: 34m<sup>2</sup> (approx)

Rates: \$3,179 pa (approx)

Land Tax: \$4,729 pa (approx)

Body Corporate: \$3,581 pa (approx)

### Nearby

- [?] Ainslie Shops and Braddon's dining precinct
- [?] Tramline along Northbourne Avenue
- [?] The Canberra Centre
- [?] Ainslie Primary School
- [?] Campbell High School
- [?] Dickson College