







100 Majura Avenue, Ainslie

Move Straight In and Enjoy the Inner North Lifestyle

Auction | Saturday 30 May at 10.00am | On Site

Set in a highly convenient Inner North position, this classic Canberra duplex combines timeless character with a complete modern renovation, offering a home that is ready to be enjoyed from day one. Behind a fully enclosed front garden, the property creates a private and peaceful setting, where established hedging, a grapevine and raised vegetable beds form a charming and functional outdoor oasis. A welcoming front porch enhances this space, providing the perfect spot to relax while enjoying the privacy from the street.

Internally, the home has been thoughtfully renovated throughout, blending its original charm with a clean, modern finish. The kitchen is both stylish and highly practical, featuring stone benchtops, quality appliances, an induction cooktop, built-in microwave and dishwasher, along with excellent storage. It's a space designed for everyday ease while maintaining a refined, contemporary feel.

The living area is filled with natural light and connects seamlessly to the front porch via sliding doors, enhancing the indoor-outdoor flow and making the space feel open and inviting. Downstairs also includes

3 1 1

FOR SALE
Price Guide: $950,000+

AGENTS
Goran Stefanoski
0447 032 017
goran.stefanoski@ljhdickson.com.au

Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

AGENCY
LJ Hooker Dickson
(02) 6257 2111

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

a renovated laundry with the addition of a convenient powder room, adding to the home's overall functionality.

Upstairs, the bathroom has been completed to a high standard, finished with floor-to-ceiling tiles and complemented by a heated towel rack for everyday comfort. Accommodation includes three well-appointed bedrooms. The main bedroom features built-in robes along with its own split system for heating and cooling. The second bedroom also includes built-in robes and captures a pleasant outlook towards Mount Ainslie, while the third bedroom offers additional built-in storage. A separate split system unit services the living area downstairs, ensuring comfort throughout the seasons.

Stepping outside, the rear yard is a great size and designed for both relaxation and entertaining. A timber deck with a covered pergola creates a private outdoor setting, perfect for gatherings with family and friends. The garden is enriched with a variety of edible plantings, adding both beauty and practicality to the space. A covered carport, secured behind a gate, provides convenient off-street parking.

The location offers exceptional accessibility. Positioned on Majura Avenue, you are moments from the CBD, local shops, schools and parkland, making daily life incredibly convenient.

This is a home that captures the essence of classic Canberra living, thoughtfully updated to deliver modern comfort, privacy and immediate liveability in a prime location.

At a Glance:
- Three-bedroom renovated duplex
- Main bedroom with built-in robes and split system
- Bedrooms two and three with built-in storage
- Renovated kitchen with stone benchtops and quality appliances
- Induction cooktop, built-in microwave and dishwasher
- Light-filled living area with sliding door to front porch
- Renovated laundry with additional powder room
- Stylish upstairs bathroom with floor-to-ceiling tiles and heated towel rail
- Split system heating and cooling (living + main bedroom)
- Private, fully enclosed front garden with hedging, grapevine and raised vegetable beds
- Spacious rear yard with established edible plantings
- Timber deck with covered pergola, ideal for entertaining
- Secure, gated carport
- Classic Canberra duplex with character and charm
- Ultra-convenient Inner North location close to the CBD, shops and schools

Proximity:
- Within 6 minutes' walk to North Ainslie Primary School
- Within 6 minutes' walk to Emmaus School
- Within 12 minutes' walk to Daramalan College
- Within 15 minutes' walk to Ainslie Shops
- Within 17 minutes' walk to Dickson CBD
- Within 9 minutes' drive to City CBD
- Within 9 minutes' drive to ANU

Property details:
Block size: 489m²
Living area: 110m²
Carport: 17m²
Energy Efficiency Rating (EER): 4
Rates: $4,171 per annum
Land Tax: $8,295 per annum (if rented)

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



LJ Hooker

MORE DETAILS

Property ID	1HKNBYF92
Property Type	DuplexSemi-detached
House Size	110 m2
Land Area	489 m2
EER	4







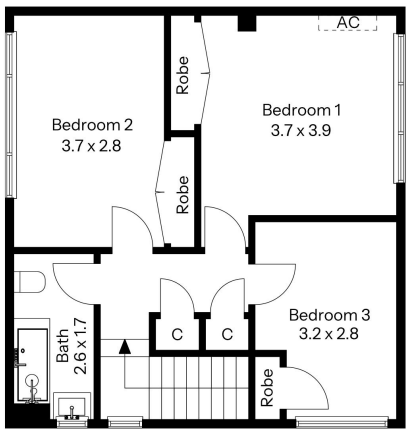




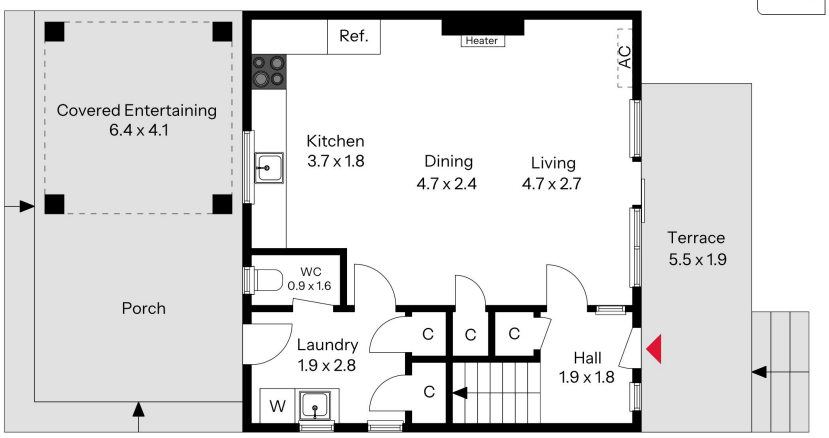
Goran Stefanoski 0447 032 017
Registered Agent ACT & NSW | goran.stefanoski@ljhdickson.com.au
Stephen Bunday 0416 014 431
Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au

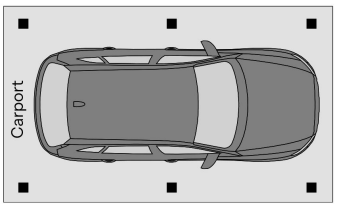
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



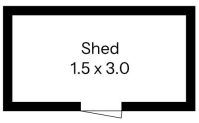
First Floor



Ground Floor



(Not In Position)



(Not In Position)

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

100 Majura Avenue, Ainslie

LJ Hooker

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker