







33 Officer Crescent, Ainslie

Mid-century charm in the heart of Ainslie

Full of warmth, character and unmistakable Ainslie charm, this character-filled 1950s double-brick duplex offers an increasingly rare opportunity to secure a home with genuine personality in one of Canberra's most tightly held inner-north neighbourhoods.

Built in 1954, the home retains many of the features that make properties of this era so appealing, including rustic timber floors, original timber-framed windows and a charming original fireplace. These are complemented by thoughtful updates that make the home comfortable and easy to live in today, including brand-new carpet, an updated kitchen and bathroom, and ducted reverse-cycle heating and cooling.

The generous living and dining area is warm and inviting, while the large open kitchen provides excellent bench and storage space, gas cooking and a dishwasher. Both bedrooms are particularly well proportioned and have been freshly carpeted, while the updated bathroom is complemented by a separate toilet.

Outside is where this home really surprises. The large, established backyard offers a wonderful sense of space and privacy, with

2 1 1

FOR SALE
$970,000+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

beautifully landscaped gardens, mature native plantings, fruit trees and plenty of room to relax, entertain or simply enjoy the changing seasons. The low-maintenance landscaping sits beautifully alongside the home's mid-century brickwork and established Ainslie surrounds.

A substantial detached brick garage with remote door provides secure parking and excellent additional storage, with ample further off-street parking. Solar panels and solar hot water add to the home's everyday practicality and efficiency.

Beautifully presented and immediately comfortable, this is a home with genuine personality and a lovely sense of history. An appealing choice for first-home buyers, downsizers or anyone looking for something with more character than the everyday.

Located a short distance from the much-loved Ainslie shops, offering one of Canberra's best local shopping and dining precincts. Pick up fresh produce and gourmet cheeses and treats from the renowned Ainslie IGA, fresh bread from the Bakehouse, a bottle of wine from boutique Ainslie Cellars, or enjoy one of the excellent cafés and restaurants dotted around this vibrant neighbourhood hub.

At a glance:

- Character-filled mid-century double-brick duplex
- Generous established block with large backyard
- Two spacious bedrooms with brand-new carpet
- Generous living and dining area with new carpet
- Character features, such as the original fireplace
- Rustic timber flooring and original timber-framed windows
- Large updated kitchen with gas cooking and dishwasher
- Updated bathroom with separate toilet
- Separate laundry room
- Ducted reverse-cycle heating and cooling
- Solar panels and solar hot water
- Beautifully landscaped established gardens with native plantings and fruit trees
- Large detached brick garage with remote door
- Ample additional off-street parking
- Superb Ainslie location

Stats:
Living space: 99.87sqm
Rates: $4,741pa
Land tax (only if rented): $9,765pa
Year built: Approx 1954











MORE DETAILS

Property ID	377BGCY
Property Type	DuplexSemi-detached
House Size	97 m2
Land Area	581 m2

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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