



Ainslie, 81 Ebden Street

Potential, Character, Charm and Soul!

Auction Location: On Site

Hidden behind a private, mature Cypress Pine hedge, sits this gorgeous 2-bedroom character duplex in the heart of the Wakefield Gardens Heritage Precinct. Dating back to 1939, this dwelling stands as a testament to the precinct's rich history, being one of the last original homes thoughtfully preserved by its current owner. Every effort has been made to uphold its intrinsic charm and unique features.

Step inside to experience period elements such as the original timber windows with early roller flyscreens, solid timber doors, 9-foot battened ceilings, original concrete laundry tub, the occasional original Bakelite switch, and Cypress Pine floorboards that not only exude warmth but also serve as a natural termite



Disclaimer: 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.

SOLD

2

1

2

For Sale

Auction 17/02/2024

View

ljhooker.com.au/IDXHDEF92

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EER ★★☆☆☆☆

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repellent.

The bespoke kitchen, crafted from reclaimed timber sourced from a neighbouring demolition, showcases the ingenuity of a local artisan. It boasts imported Perrin and Rowe tapware and Marmoleum floor tiles. The bathroom retains its original sink and bath, adorned with salvaged art deco splashback tiles for a timeless aesthetic.

Situated on a flat and generously sized 836sqm block with a lengthy Northern flank, this property beckons with potential. Approved extension plans, thoughtfully aligned with the heritage streetscape, are available to the purchaser.

Positioned just a short stroll from the wonderful Ainslie shops, this represents a unique opportunity in a magical location. This duplex, enchantingly quaint, holds vast potential for those with a discerning eye. Embrace the enchantment of Ainslie living with this captivating property and seize the opportunity to amplify the charm of this residence.

At a glance;

- Set in the Wakefield Gardens Heritage precinct
- Flat, rectangular block with Northern flank
- Hidden behind a mature cypress pine hedge
- Battened 9ft ceilings
- Cypress pine floorboards
- Vintage lightshades
- Three phase power
- Gas space heater in lounge
- Ceiling fan in lounge
- Imported Perrin and Rowe tapware to kitchen and bathroom
- Approved extension plans available
- In the catchment for North Ainslie Primary, Campbell High and Dickson College
- 3-minute walk to Ainslie shops
- 7-minute drive to Canberra CBD



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More About this Property

Property ID	IDXHDEF92
Property Type	DuplexSemi-detached
House Size	65 m ²
Land Area	836 m ²
EER	2

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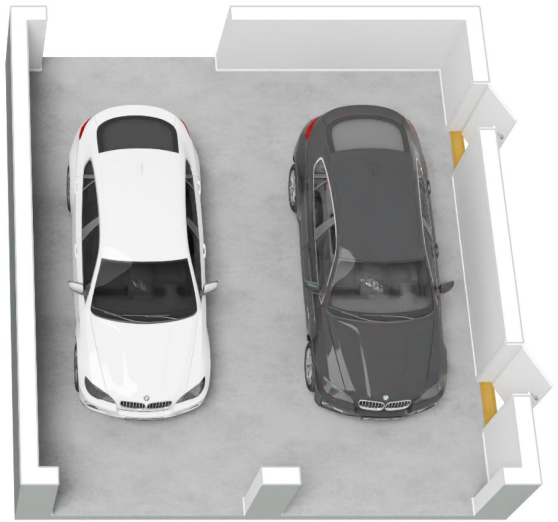
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

81 Ebdon Street, Ainslie

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