



## Ainslie, 88 Majura Avenue

88: Where Style meets Comfort

Tired of missing out on small original Ainslie cottages that fall short of your needs and budget? Here's a stylishly renovated, super energy efficient, move-in ready alternative that could be your perfect fit.

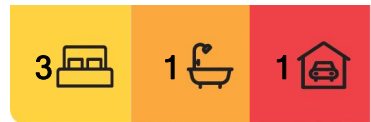
Nestled between Ainslie shops and the Dickson centre, this spacious two-storey duplex offers ample room, privacy, and no further renovations required - ideal for family life without compromise.

Set back behind a private hedge, a front lawn and deck welcome you into this inviting home. Inside, the ground floor is all about versatility, featuring a large, renovated kitchen overlooking the backyard. A flexible living and dining area opens onto both front and rear decks through double doors, enabling seamless indoor-outdoor living.

Upstairs, find three generous bedrooms, each with reverse-cycle air conditioning, ceiling



**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.



**For Sale**  
\$1,050,000

**View**  
[ljhooker.com.au/1HKM6BF92](http://ljhooker.com.au/1HKM6BF92)

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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

fans, and stunning views of Mount Ainslie from the rear bedrooms. A renovated bathroom with a tub and a peaceful study nook overlooking the garden provide perfect spaces for relaxation. Freshly painted with new carpets in the bedrooms, the home also includes a separate downstairs toilet and dedicated laundry, with ample storage thoughtfully integrated throughout.

Modern energy-efficient features include UPVC double-glazed windows and doors, along with wall, ceiling, and underfloor insulation, achieving a remarkable 6-star energy rating - blending classic red-brick Ainslie charm with modern comfort.

The backyard is a true retreat, surrounded by lush greenery and hedges that offer tranquillity and privacy just minutes from the city. A spacious, covered hardwood deck with a ceiling fan is perfect for year-round entertaining, alongside a paved area suited for a firepit, additional lawn, and even a chicken coop.

Location is the cherry on top - an 8-minute walk to the Dickson Town Centre's dining and amenities, or a quick 2-minute drive to Ainslie's family-friendly shops, Edgars Pub, and more.

With space, charm, energy efficiency, and a prime Inner North location, this home is a rare find. Start your family's next chapter here!

At a Glance:

- Beautifully renovated, two-storey duplex
- Private, welcoming entry and serene setting
- Renovated bathroom with tub and heated towel rail
- Spacious, renovated kitchen with Miele appliances and Smeg stove
- High quality Deceuninck UPVC double-glazed windows and doors with Low-E improved glass and Argon fill.
- Fully insulated walls, floors, and ceiling
- Reverse-cycle air conditioning in all bedrooms and living area to ensure comfort all year round
- Ceiling fans in bedrooms, electric wall heater to kitchen and gas fireplace to living
- Living area opens onto front and rear decks through double French doors
- Captivating views of Mount Ainslie from rear bedrooms
- Covered hardwood deck with ceiling fan for year-round entertaining
- Abundant storage throughout
- Freshly painted interiors and new easy clean carpet with extra thick underlay to upper level, including bedrooms
- Within an 8-minute walk to Dickson Town Centre
- Just 2 minutes' drive to Ainslie Shops and 8 minutes to Canberra CBD
- Located in catchment for North Ainslie Primary, Campbell High, and Dickson College
- Close proximity to Emmaus Christian School and Daramalan College
- Proximity to Dickson Wetlands, Dickson pool, walking trails, and recreational activities



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## More About this Property

<b>Property ID</b>	1HKM6BF92
<b>Property Type</b>	DuplexSemi-detached
<b>House Size</b>	108 m <sup>2</sup>
<b>Land Area</b>	465 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes

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### Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |  
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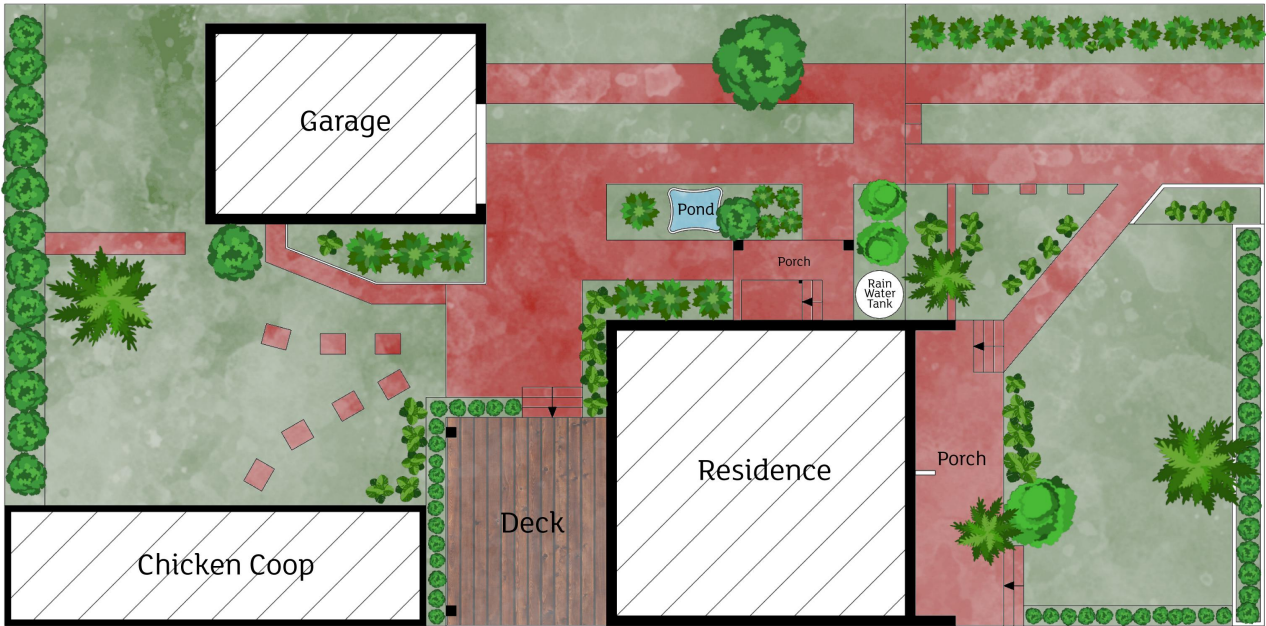
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Site Plan

The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Produced by **DIKRIT**