



## Ainslie, 1/36B Duffy Street

### Modern Luxury Meets Nature

This stunning, near-new residence backs directly onto Mt Ainslie Nature Reserve and provides a lifestyle of modern, effortless living. Elevated by its two-storey design, the home provides breathtaking views across Canberra to Black Mountain Tower, yet all the living areas and bedrooms are conveniently located on one level.

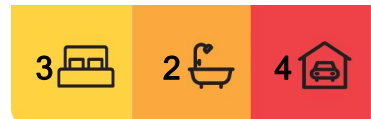
The open-plan living area is bathed in northern sunlight and flows onto a spacious, covered balcony, perfect for enjoying a glass of wine while watching the sun set over Canberra. Additionally, a north-facing deck is ideal for your morning coffee.

The beautifully appointed kitchen epitomises the quality and craftsmanship shown throughout the home, featuring premium appliances, stone benchtops, and a spacious island bench.

All three generously sized bedrooms face north, ensuring abundant natural light. The



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**For Sale**  
Auction 24/08/2024

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**EER** ★★★★★

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expansive main suite boasts a walk-in robe, a large ensuite, and a private green outlook. Custom joinery is showcased throughout the home, offering ample storage, highlighted by a large separate laundry with external access.

There is double glazing throughout while ducted reverse cycle air conditioning guarantees year-round comfort, and the beautiful spotted gum flooring adds to the warmth.

The home offers 182 sqm of living space, complemented by an oversized (54 sqm) double garage with extra storage, internal access, and automatic doors. A double carport provides additional car accommodation (four in total), a rare find in Ainslie.

Homes which back directly onto the magic Mt Ainslie Nature Reserve are highly sought after because of the access to walking and riding trails, and the feeling of being close to nature, whilst living on the fringe of the city.

This home is ready for its new owner - don't let someone else steal the opportunity.

At a glance:

- Designed by Canberra architects, Marshall Johnston and Associates
- Spacious, open plan living
- Covered balcony with views to Black Mountain Tower
- North facing mod-wood deck
- Backs onto Mt Ainslie Nature Reserve, with direct access
- North facing bedrooms
- Large main suite with ensuite and custom walk-in-robe
- Ducted reverse-cycle air conditioning
- Double glazed windows throughout
- Custom joinery throughout
- Large, separate laundry with external access
- Oversized double garage with storage
- Rainwater tank (services toilets)
- LED downlights
- Provision for a lift

## More About this Property

<b>Property ID</b>	1HKKU7F92
<b>Property Type</b>	House
<b>House Size</b>	182 m <sup>2</sup>
<b>EER</b>	6

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