

10 Toms Crescent, Ainslie

History, Heart and a Hint of Potential

Nestled in the tightly held Corroboree Park Heritage Precinct, this 1927 weatherboard cottage is more than a home, it's a piece of Canberra's history. With its arched front porch and steep terracotta-tiled roof, the charm of early Canberra design is evident before you even step inside.

And once you do, the history lesson continues. Timber sash windows, polished coachwood and Victorian Ash floors, soaring battened ceilings and picture rails all speak to the craftsmanship of the era, while the living room offers heritage warmth with its cozy fireplace and timeless timber mantle. This is a home with soul.

Over the years, thoughtful updates have enhanced the home's comfort while preserving its character. The kitchen is equipped with quality appliances including a Bosch electric cooktop, Electrolux oven, and Whirlpool dishwasher, while the spacious main bathroom has been tastefully renovated to remain both functional and refined. The true highlight, however, is the addition of a generous, sun-filled main suite, complete with a walk-in robe, ensuite with underfloor heating, and a tranquil north-easterly outlook, seamlessly blending modern amenity with the home's historic charm.

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FOR SALE
\$1,700,000

VIEW
Sat 11th Apr @ 10:15AM - 10:45AM

AGENTS
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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**

The story doesn't end there, it's just waiting for its next chapter. Set on a rare 1,168sqm block with a sun-drenched backyard, the property invites imagination, whether that's an extension, a garden sanctuary or a new take on the existing structures.

Life here is enriched by the community spirit of Corroboree Park, just a short stroll away, where families gather for picnics, tennis, basketball or weekend BBQs, while Mount Ainslie, the Braddon precinct and the CBD are all close by for adventure, dining and convenience.

At a glance:

- 1927-built weatherboard cottage
- Set in the Corroboree Park Heritage Precinct
- Character features: timber sash windows, coachwood & Victorian Ash floors, high battened ceilings, picture rails
- Fireplace in living room
- Renovated kitchen and bathroom
- Large main suite with walk-in-robe, ensuite and rear access
- Expansive 1,168sqm block with sun-drenched backyard
- Short stroll to Corroboree Park's tennis, basketball, playground & BBQs
- Within a 10-minute walk to the Ainslie Shops
- Within a 5-minute drive to Canberra CBD

MORE DETAILS

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|---------------|-----------|
| Property ID | 1HKMSXF92 |
| Property Type | House |
| House Size | 132 m2 |
| Land Area | 1168 m2 |

Stephen Bunday 0416 014 431

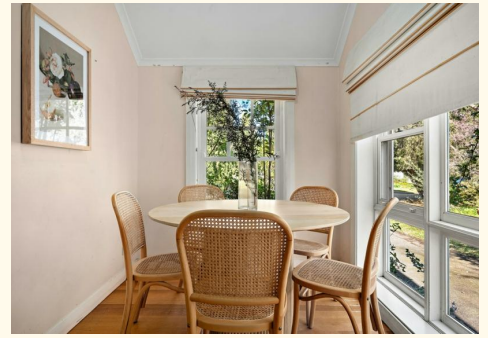
Licensed Agent & Auctioneer ACT/NSW |
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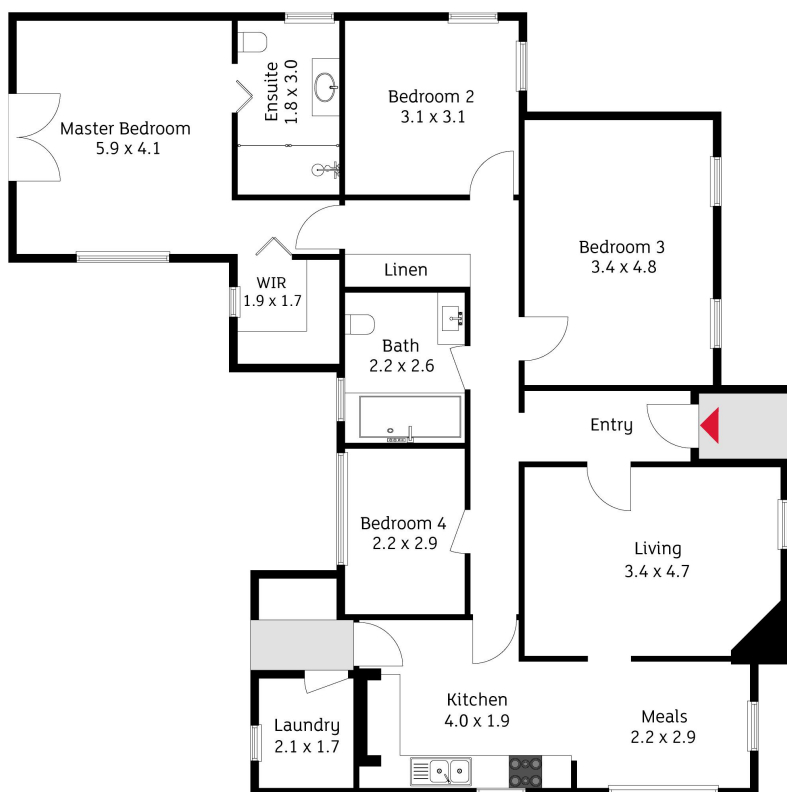
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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