



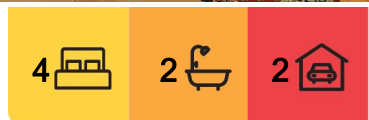
Ainslie, 104 Limestone Avenue

Fall in Love on Limestone

If you've ever driven along Limestone Avenue, chances are you've slowed down to admire this captivating red brick home. Tucked behind established gardens and steeped in heritage charm, it's a residence that leaves a lasting impression. Now, for the first time in many years, it's ready to welcome a new family.

This home beautifully blends the character of its era with the comfort and practicality of modern living. Offering an impressive 229m² of living space on a substantial 1,010m² block, this is a property that offers far more than just good looks.

Inside, you're greeted by 9-foot ceilings, polished Cypress Pine floors, and hand-crafted Cedar timber sash windows-details that whisper of craftsmanship from a bygone era. But don't be fooled by its age, this home is entirely move-in ready, having been lovingly maintained and beautifully renovated and extended over the years.



For Sale

Auction 07/06/2025

View

ljhooker.com.au/1HKMJUF92

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EER ★★★★★



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At the heart of the home is a spacious open-plan living and dining area that flows effortlessly into a large, well-appointed kitchen. With a walk-in pantry, generous island bench, and abundant storage, it's ideal for both daily life and weekend entertaining. Cedar French doors open from the kitchen to the garden, allowing the indoors and outdoors to connect seamlessly.

The front living room, complete with a cosy fireplace, makes for a perfect retreat, while a second, separate living area offers flexibility and opens directly to the covered alfresco.

There are four bedrooms in total, with the main suite privately positioned in its own wing. Featuring a walk-in robe, a beautifully renovated ensuite with a freestanding bath and separate shower, and its own set of Cedar French doors to the rear garden, it offers a sense of escape. The main bathroom, also renovated, is equally well-appointed.

But it's the connection to the outdoors that truly sets this home apart. With three sets of Cedar French doors inviting the outdoors in, and flooding the home with natural light, every room feels bright and welcoming.

Step outside to a covered alfresco area, complete with automatic shade screens-perfect for year-round entertaining. Surrounded by lush, manicured gardens and serviced by a 10,000L rainwater tank, the backyard feels more like a private oasis than a suburban yard. You'll be forgiven for thinking you're on holiday every day of the year.

Comfort is assured, with ducted reverse-cycle heating, three split systems and that wonderful fireplace for chilly winter nights. Crimsafe security screens offer peace of mind. A fully enclosed secure carport with internal access and a large storeroom completes the package.

This is a home that not only catches the eye but lives up to the promise-rich in character, generous in space, and ready for its next chapter.

At a glance

- Heritage listed red brick home
- Beautifully extended and renovated
- Light filled interiors
- Indoor/outdoor connection through several double French doors
- Character features including 9-foot ceilings, polished cypress pine floors, timber sash windows and fireplace
- Well-appointed kitchen with walk-in pantry, island bench & abundant storage
- Front living room with cosy fireplace plus second living area opening to alfresco
- Private main suite with walk-in robe, luxury ensuite & garden access
- Covered alfresco with automatic screens
- Lush, established gardens serviced by 10,000L rainwater tank
- Ducted reverse-cycle heating and 3x split systems
- Crimsafe security screens
- Large storeroom and garden shed
- Separate laundry with external access and ample storage
- Walking distance to the Ainslie Shops and Lonsdale Street, Braddon
- Close proximity to the Canberra CBD



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More About this Property

Property ID	1HKMJUF92
Property Type	House
House Size	229 m2
Land Area	1010 m2
EER	2.5

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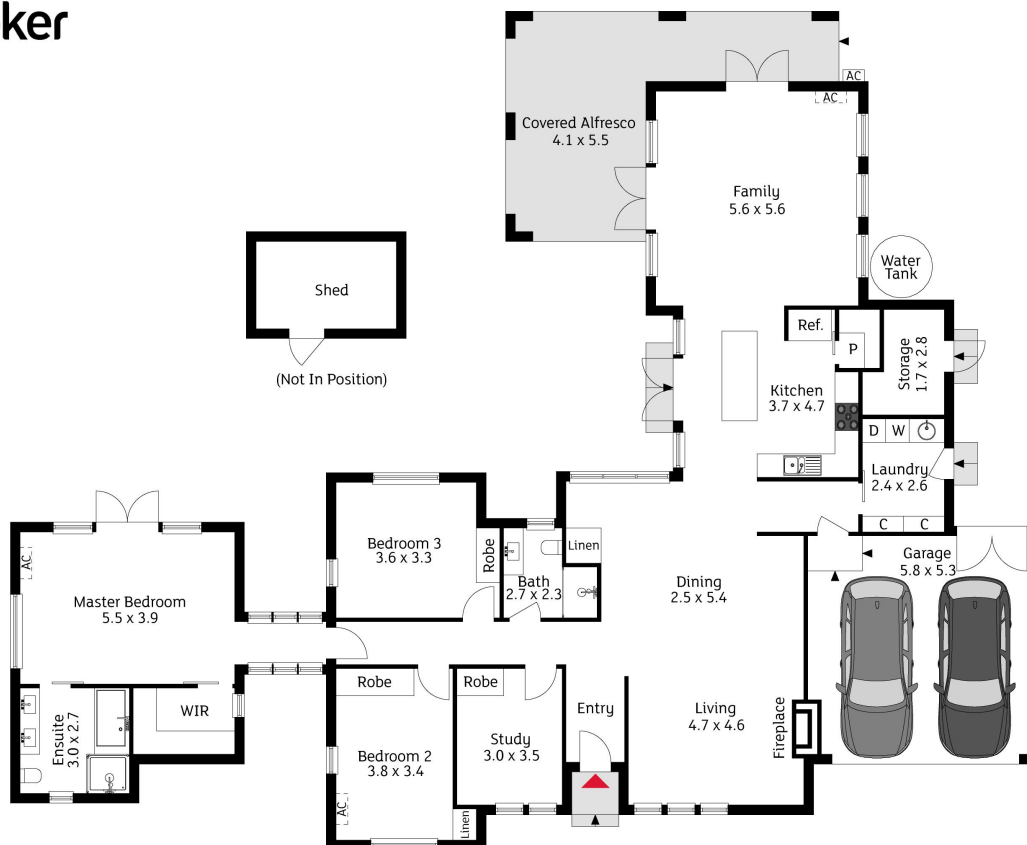
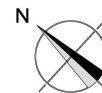
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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