

Ainslie, 108 Officer Crescent

Rarer Than Hen's Teeth!

Auction Location: On Site

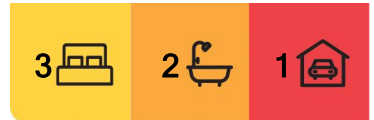
Beautifully renovated, entertainers delight, low maintenance, separately titled, all on one level —This is the townhouse alternative you have been searching for!

Originally a humble 3-bedroom, 1-bathroom home, 108 Officer Crescent was loving and meticulously transformed by the current owners in 2022. Today, it presents as new, providing the ideal setting for your enviable Inner North life to begin.

As you enter through the charming front courtyard, you are greeted by engineered hardwood floors which set the scene for a contemporary masterpiece, complemented by a modern and neutral colour palette. A large lounge room welcomes you, leading to a chef's delight kitchen with ample storage, timber benchtops and a spacious island bench that doubles as a breakfast bar. The open plan layout also plays host to a sunny dining area



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
Auction 29/06/2024

View
[ljhooker.com.au/1DXHSJF92](https://ljhooke.com.au/1DXHSJF92)

Contact
Stephen Bunday
0416 014 431
stephen.bunday@ljdickson.com.au

Brenden Mowat
0430 403 801
brenden.mowat@ljdickson.com.au



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(02) 6257 2111

that boasts a dedicated bar with an integrated wine fridge.

The spacious main bedroom features a sparkling new ensuite and built-in robes, strategically located at the front of the house, separate from the other bedrooms. The second bedroom includes built-in robes, while the third offers versatility with a Murphy bed. The main bathroom is generously sized, featuring a double shower and a spacious spa bath.

The real hero, however, is the wonderful, private outdoor entertaining space. This north facing retreat features a covered mod-wood deck complete with ceiling fans and outdoor heaters for year-round comfort. A majestic pizza oven adds to the character and charm, providing endless entertainment, while raised vegetable beds supply the fresh ingredients for your pizza. Despite all these fantastic features, there's still plenty of room for the kids and fur babies to run around.

Additional features throughout include a separate laundry with abundant storage, some double glazing, security cameras, led downlights, and reverse cycle heating and cooling for year-round comfort. Power bills are kept to a minimum by a large solar array (8kW) and completing the picture is a large, attached garage with an automatic door, internal access, and a rear roller door for extra storage and easy access to the rear of the property.

The location is the cherry on top. Located just a short drive from the bustling Dickson Town Centre, where you'll find an array of shops, bars, restaurants and supermarkets, and only a short trek to the wonderful Ainslie shops with family friendly IGA, Edgar's Pub and delectable bakery. The easy access to Mount Ainslie Nature Reserve, several close by schools and an abundance of walking trails turns this home into an enviable lifestyle.

At a glance;

- Fully renovated in 2022
- North facing kitchen and dining
- Spacious kitchen with ample storage, timber benchtops and island bench
- Segregated main bedroom with ensuite and built-in-robos
- Built-in-robos in bedroom 2
- Murphy bed in bedroom 3
- Large main bathroom with double shower and spa bath
- Separate laundry with external access
- Reverse-cycle air conditioning
- Engineered hardwood flooring
- North facing outdoor entertaining area with covered deck and pizza oven
- Spacious lawned area
- Raised vegetable gardens with watering system
- 8kW solar system
- Drive through garage with internal access and automatic door
- In the catchment for North Ainslie Primary School, Campbell High School and Dickson College
- 4-minute drive to Ainslie Shops
- 4-minute drive to Dickson Town Centre



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More About this Property

Property ID	1DXHSJF92
Property Type	House
House Size	116.3 m ²
Land Area	493 m ²
EER	5.5

Stephen Bunday 0416 014 431

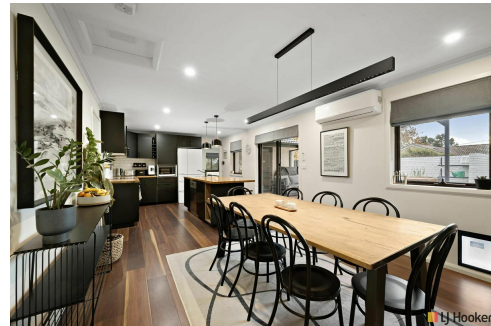
Franchise Owner, Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |
brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



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(02) 6257 2111

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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.

108 Officer Crescent, Ainslie

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