

Ainslie, 10A Hargraves Crescent

Hidden Heritage Hero

Nestled in the soul of Ainslie, in the tightly held and highly sought-after Corroboree Park Heritage Precinct, this enchanting 1923-built weatherboard cottage blends historic character with a lifestyle location that's hard to beat. It's the kind of home that immediately feels special-rich in charm, beautifully maintained, and positioned in one of Canberra's most loved Inner-North neighbourhoods.

Set privately behind established hedging and well back from the street, the home's symmetrical fae and welcoming front porch make a strong and lasting first impression. As the front residence in a quality dual occupancy, its heritage status ensures the character of this home will be protected for generations to come.

Step inside to discover all the hallmarks of an era that Ainslie buyers adore: original timber sash windows, 9-foot ceilings, picture rails, and a glowing open fireplace. The central hallway leads to a generous front living room, while the open-plan kitchen and dining

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For Sale

Auction 31/05/2025

View

ljhooker.com.au/1HKMHZF92

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space is designed for modern living. Anchored by a generous island bench, the kitchen offers excellent storage and bench space, making it both functional and inviting.

Three bedrooms provide flexibility for families, guests, or those working from home. The bathroom is full of personality featuring statement floor tiles while a discreet European laundry enhances the home's practicality. Ducted gas heating and the feature fireplace ensure cozy comfort in the cooler months.

Outdoors, the home continues to impress. A sunlit, north-facing rear deck is perfect for morning coffee or evening drinks, while hidden garden nooks create the perfect places to pause and unwind. The expansive front lawn adds to the peaceful sense of space.

Located just a short stroll from Corroboree Park's tennis and basketball courts, playground, BBQs and cricket pitch, this is a neighbourhood built around connection and community. The Mount Ainslie Nature Reserve is at your doorstep while the Ainslie Shops, Braddon and the City are all within easy reach on foot.

This is more than a home - it's a rare opportunity to secure a slice of Ainslie's history, with all the character, warmth and lifestyle advantages that come with it.

At a glance:

- Located in the Corroboree Park Heritage Precinct
- 1923-built weatherboard cottage with historic character
- Established front hedge offering private front yard
- Attractive symmetrical facade and welcoming front porch
- Original character features: timber sash windows, 9-foot ceilings, picture rails and open fireplace
- Open-plan kitchen and dining area
- Generous kitchen storage and large island bench
- Large main bedroom
- Built-in-robies to bedroom 1 and 2
- European laundry
- Ducted gas heating
- North-facing rear deck and private garden nooks
- Covered carport and additional off-street parking
- Short walk to Corroboree Park and Mt Ainslie Nature Reserve
- Within a 10-minute walk to the Ainslie Shops
- Walking distance to Braddon and the CBD



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More About this Property

Property ID	1HKMHZF92
Property Type	House
House Size	99 m2
Land Area	529 m2
EER	0.5

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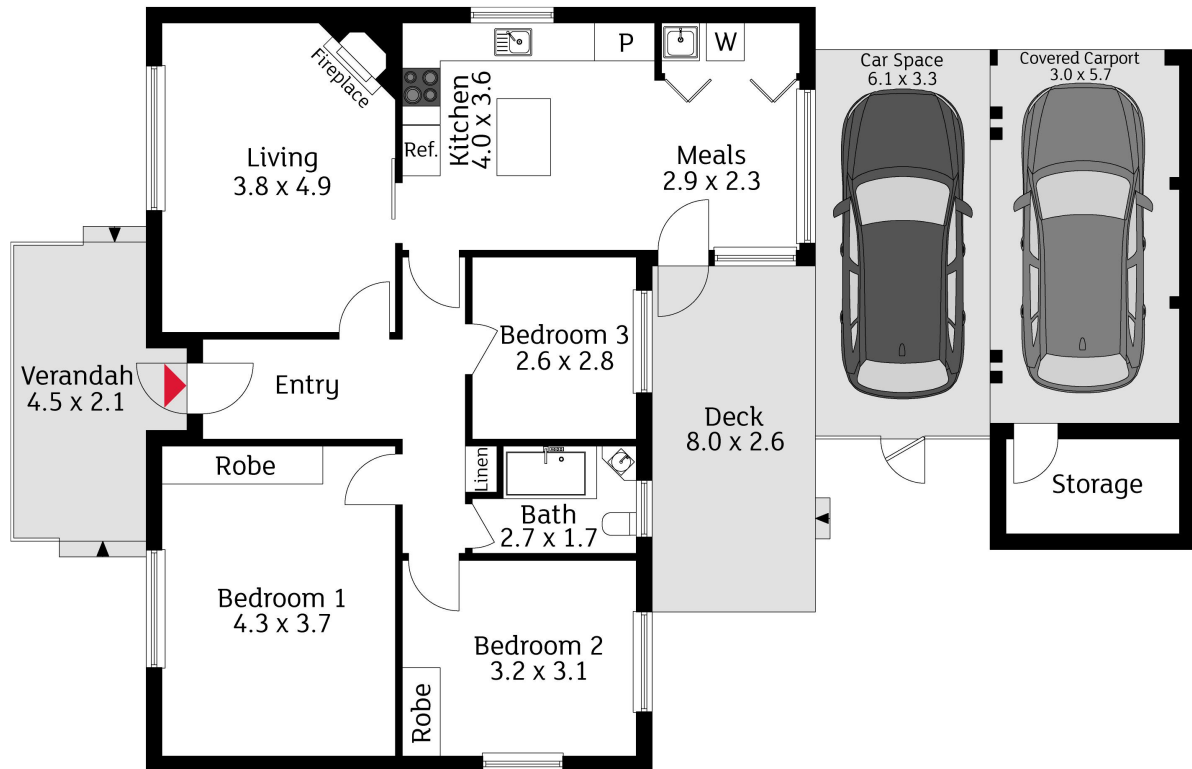
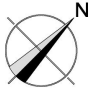
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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