

Ainslie, 12 Officer Crescent

Everything Old is New Again!

Come and discover the enduring charm of Tocumwal cottages in Canberra's Inner North — a treasure trove of character and charisma. Boasting an array of enchanting features, including high battened ceilings, picture rails and timber windows, the popularity for these treasured pieces of history has never waned, and 12 Officer Crescent is no exception. Embodying the perfect blend of historic elegance and modern comfort, it stands as a shining example of what's possible.

The owners enlisted the renowned local architect, Gina Carmody, to craft a design that would capture the essence of this historic gem. The results are nothing short of magical. Situated on a generous 982sqm block, this residence has been thoughtfully expanded, nearly doubling its size to a spacious 241sqm, plus a double garage.

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For Sale

\$1,950,000+

View

ljhooker.com.au/1DXGQNF92

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EER ★★★★★

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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.

The updated floor plan now boasts a generous family room, separate lounge room with open fireplace, separate dining room and four bedrooms. One of the absolute standouts is the main suite, a spacious haven boasting a parent's retreat, walk-in-robe and luxurious ensuite.

The extension seamlessly marries the old with the new and connects the indoors to the outdoors through a series of timber French doors. Step out from the dining room onto a covered deck, perfect for hosting gatherings of all sizes. For larger events, a second entertaining deck and paved courtyard provide ample space for your guests to enjoy. The low-maintenance gravel area offers a tranquil setting for relaxation around a firepit, making it an ideal spot for unwinding after a long day.

Ainslie is a vibrant and highly desirable suburb, boasting a diverse array of homes, from historic treasures to brand-new residences. Surrounded by picturesque parks and with easy access to Mt Ainslie Nature Reserve, it's a paradise for families. You'll find the best local shops in Canberra, top-notch schools, and even the trendy Braddon district within close proximity. Add to that the allure of Mt Majura and the tranquillity of the Dickson wetlands, and you have the perfect setting for your family's future.

At a glance;

- Extended and renovated Tocumwal cottage
- Gina Carmody design
- Beautifully landscaped gardens, hidden behind a private hedge
- Spacious main suite with retreat, walk-in-robe and ensuite
- Double garage with one automatic door
- Two separate living areas
- Separate dining room, opening to covered deck
- Open fireplace
- Ducted evaporative cooling and ducted gas heating
- Multiple outdoor entertaining areas
- 3-minute drive to Ainslie shops
- 4-minute drive to Dickson Town Centre
- 6-minute drive to Canberra CBD
- Close proximity to Mt Ainslie Nature Reserve and Dickson Wetlands
- In the catchment for North Ainslie Primary and Campbell High



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More About this Property

Property ID	IDXGQNF92
Property Type	House
House Size	241 m ²
Land Area	982 m ²
EER	4.5
Including	Courtyard Dishwasher Built-in-Robes

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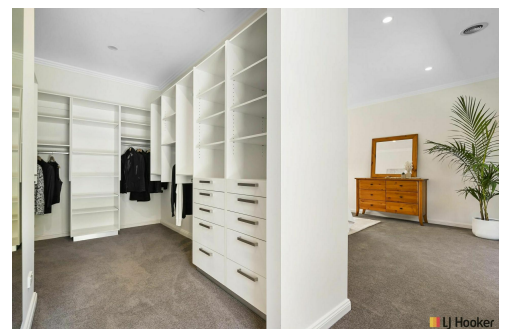
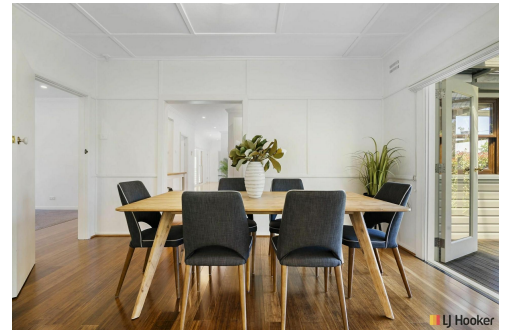
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Officer Crescent, Ainslie

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