



17 Duffy Street, Ainslie

## Character, Comfort & Connection to Nature

Update: A Certificate of Occupancy and Use for the previously unapproved building alterations was granted on 15 December 2025. The contract has been amended to reflect this approval. Charming touches meet modern living in this beautifully extended and renovated Canberra Red brick cottage, perfectly positioned at the base of Mt Ainslie Nature Reserve, offering character, comfort and connection to nature - an Ainslie buyers dream!

The home's welcoming entry winds through established gardens, creating a tranquil oasis that sets the tone for what lies beyond. Inside, timeless features abound, including 9ft ceilings, timber sash windows, art deco light switches and a slow-combustion fireplace, all lovingly preserved while blending seamlessly with thoughtful modern updates.

At the front of the home, a warm and inviting living area features a study nook, generous storage, and the aforementioned fireplace, the perfect place for weekend wine nights cozied up near the fire.

The beautifully renovated kitchen is the true heart of the home, showcasing a generous island bench that doubles as a breakfast bar,

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### FOR SALE

Offers Over \$1,790,000

### VIEW

Sat 21st Mar @ 12:30PM - 1:00PM

### AGENTS

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### AGENCY

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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.



900mm oven and induction cooktop, and an abundance of storage and bench space. Overlooking the tranquil rear yard, the kitchen flows seamlessly into the dining area and out to the alfresco space. A thoughtfully designed servery window connects the kitchen to the rear deck, enhancing the effortless indoor-outdoor lifestyle.

The home includes three bedrooms, with the main suite offering a walk-through robe and renovated ensuite. The additional bedrooms each include built-in robes, and the main bathroom has also been stylishly updated.

Outside, the home continues to shine. A large, covered hardwood deck extends from the kitchen and dining area through sliding doors offering the perfect place for entertaining, relaxing, or simply taking in the peaceful garden surrounds. Beyond, a tranquil rear yard awaits, complete with a paved firepit area, lush lawns for kids and pets, and beautifully established gardens.

With its elevated position offering sunset views to Black Mountain Tower and unbeatable access to the Mt Ainslie Nature Reserve, this home perfectly captures the essence of Ainslie living and is what so many yearn for.

#### At a glance:

- Classic Canberra red brick cottage, beautiful street appeal
- Character features throughout including 9ft ceilings and timber sash windows
- Slow-combustion fireplace and ducted gas heating
- Renovated kitchen with island bench/breakfast bar, 900mm oven, and abundant storage and bench space
- Seamless indoor-outdoor flow
- Main suite features walk-through robe and ensuite
- Built-in-robos to bedroom 2 & 3
- Renovated bathrooms
- Elevated position with views to Black Mountain Tower
- Private rear yard with lawned area, paved firepit area and established gardens
- Canberra red brick paths throughout the yard
- 10,000L rainwater tank
- Large under-house storeroom
- Red brick garden shed
- Terracotta roof tiles (replaced in 2012)
- Re-wired and re-plumbed (2012)
- Situated at the base of Mt Ainslie Nature Reserve offering easy access to mountain bike and walking trails
- Within a 12-minute walk to the Ainslie Shops
- Within a 4-minute walk to the Canberra CBD



## MORE DETAILS

Property ID 1HKMW0F92  
Property Type House  
House Size 139 m2  
Land Area 843 m2  
EER 1

**Stephen Bunday 0416 014 431**

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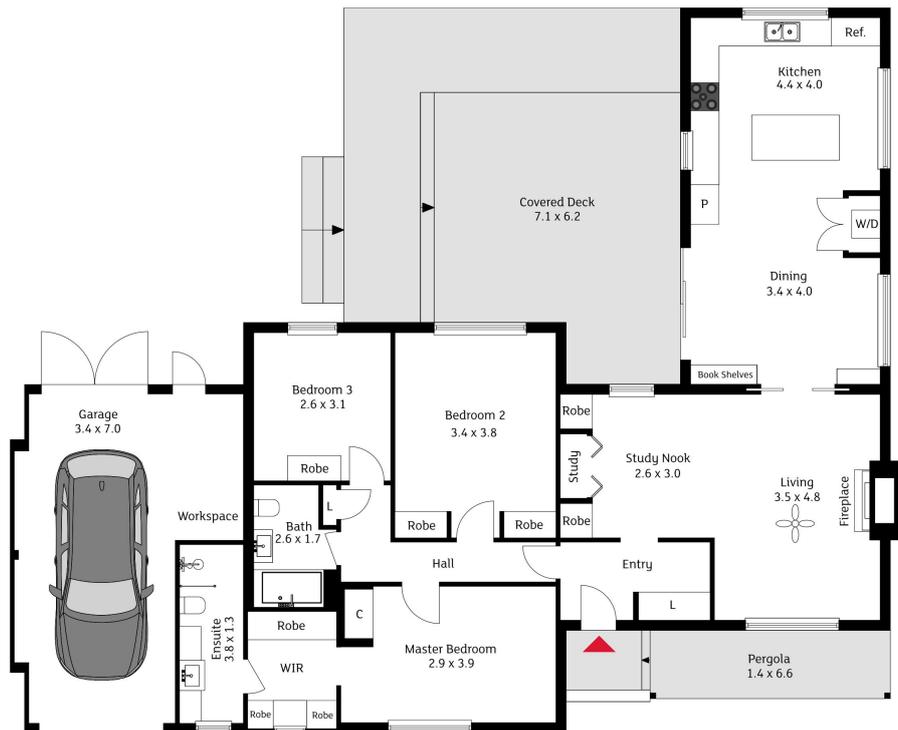
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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