







17 Officer Crescent, Ainslie

Ainslie Awaits

Auction Location: On Site

Set in one of the Inner North's most cherished suburbs, this three bedroom invites you to experience everything people love about Ainslie. Think leafy streets, a close connection to nature, walkable urban convenience, and a strong sense of community. This is more than a home; it's a chance to secure your place in a neighbourhood with timeless appeal and limitless potential.

Step inside and you'll find a thoughtful, functional layout that has been refreshed in recent years with new carpet and paint, allowing you to move straight in and enjoy. The spacious kitchen offers abundant storage, quality stainless steel appliances and a charming outlook across the backyard, the perfect vantage point for watching kids and pets play. The dedicated dining area flows seamlessly from the kitchen into the living space, for friends and family to gather.

Down the hallway, all three bedrooms feature built in robes, maximising practicality and storage, while the bathroom, also updated, gives a fresh, modern feel. Ducted gas heating and reverse cycle air conditioning ensure the home stays comfortable throughout every Canberra season.

3 1 1

FOR SALE
Offers Over $1,100,000

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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But it's what lies beyond the walls that truly sets this home apart. Sitting proudly on a perfectly rectangular block, the home enjoys a wide open private backyard with exceptional scope for the future. Whether your vision includes extending the home, adding a beautiful outdoor entertaining area, or simply enjoying the abundant space as it is, the possibilities are endless.

Directly across the road, a leafy park offers an instant extension of your outdoor living. And just moments away, the very best of the Inner North awaits: sought after schools, bike paths, and the iconic walking trails of Mount Ainslie and the beloved Ainslie shops with its family-friendly IGA, local pub and bakery. It's a location defined by lifestyle, convenience and community spirit.

For the current owner, this home has been a secure, in demand investment. For the next owner, it holds just as much promise. A solid foundation for your family's future, a rare opportunity to create your dream home, and a lifestyle that blends convenience, nature and neighbourhood charm.

This is more than a home. It's your chance to secure a slice of Ainslie.

At a glance:

- Built-in-robes to bedrooms
- Refreshed with new carpet and paint in recent years
- Spacious kitchen with abundant storage and stainless-steel appliances
- Dedicated dining area
- Ducted gas heating
- Reverse cycle air conditioner
- Updated bathroom with a modern feel
- Directly opposite parkland
- Rectangular block with plenty of scope for future extension and renovation
- Within a 10-minute walk to the Ainslie Shops
- Within a 2-minute drive to the Dickson Town Centre
- Close proximity to Mt Ainslie and the Dickson Wetlands
- Close proximity to Merici College, Daramalan College, North Ainslie Primary School and Campbell High School











MORE DETAILS

Property ID	1HKN64F92
Property Type	House
House Size	102 m2
Land Area	678 m2
Including	Dishwasher Built-in-Robes

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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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