

## Ainslie, 18 Canning Street

Unparalleled Views and a Lifestyle of Unmatched Convenience!

Nestled in the embrace of nature while offering breathtaking views, 18 Canning Street, Ainslie offers tranquillity while placing you conveniently close to the Canberra CBD. Extended, renovated and backing directly onto Mt Ainslie Nature Reserve, this is a fantastic family home with more than meets the eye.

Adorned with iconic Canberra Red bricks, the exterior exudes timeless charm and street appeal. Inside, picture rails, and timber sash windows evoke a sense of heritage, seamlessly blending with the modern renovations. Double French doors lead you through the original part of the home, creating a sense of space and amplifying the timeless charm.

The kitchen, renovated in 2021, boasts stone countertops and top-of-the-line appliances, while multiple living areas ensure ample space for relaxation and entertainment. The spacious main bedroom features an ensuite and walk-in-robe while the other two



5	3	2
---	---	---

**For Sale**  
\$1,895,000+

**View**  
[ljhooker.com.au/1DXHENF92](http://ljhooker.com.au/1DXHENF92)

**Contact**  
**Stephen Bunday**  
0416 014 431  
[stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

**Brenden Mowat**  
0430 403 801  
[brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

EER

**LJ Hooker Dickson**  
**(02) 6257 2111**

**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.

bedrooms on this level have built-in-robos.

Upstairs, you will be delighted to discover a spacious retreat with soaring ceilings and sweeping views to the city and beyond, showcasing the iconic Captain Cook fountain. The balcony from this level offers the perfect viewpoint for New Years Eve fireworks.

Offering an expansive 295sqm of living space, this residence offers not just a home, but a lifestyle. The allure of this property is not just in its charm, location and sweeping city views, but in its versatility. A thoughtfully designed self-contained 2-bedroom flat opens doors to endless possibilities - from accommodating multi-generational living to generating additional income streams.

Outside, you will discover a north-facing hardwood deck, welcoming you to soak in the sun, while a paved entertaining area and two balconies offer idyllic settings for outdoor enjoyment. Beyond lies a beautiful garden, extending over a generous 900sqm block that seamlessly merges with the untouched beauty of the nature reserve.

Situated in the coveted enclave of Canning Street - Ainslie's best kept secret, with easy access to the Nature Reserve, Braddon, and the CBD, this property represents the epitome of Canberra living. This isn't just a house - it's a testament to character and charm, unparalleled views, and a lifestyle of unmatched convenience.

At a glance;

- Backing Mt Ainslie Nature Reserve, with direct access through a rear gate
- Views to the city and the iconic Captain Cook fountain
- Picture rails and timber sash windows
- Iconic Canberra Red bricks
- Extended and renovated in 2005 and again in 2016
- Kitchen renovated in 2021
- Self-contained, 2-bedroom studio (72sqm)
- North facing hardwood deck
- Reverse-cycle air-conditioning
- LED downlights
- Solar (34 panels)
- Rainwater tanks



## More About this Property

<b>Property ID</b>	1DXHENF92
<b>Property Type</b>	House
<b>House Size</b>	295 m <sup>2</sup>
<b>Land Area</b>	900 m <sup>2</sup>
<b>EER</b>	2

### Stephen Bunday 0416 014 431

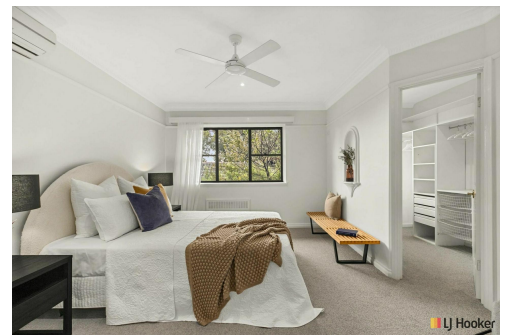
Franchise Owner, Licensed Agent & Auctioneer ACT/NSW |  
stephen.bunday@ljhdickson.com.au

### Brenden Mowat 0430 403 801

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

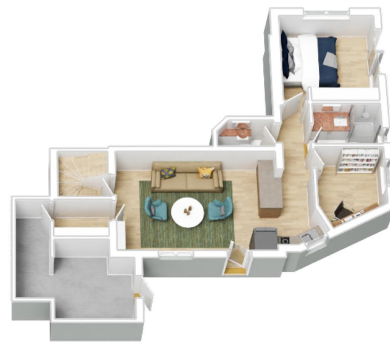
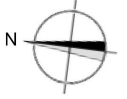
### LJ Hooker Dickson (02) 6257 2111

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



**LJ Hooker Dickson**  
**(02) 6257 2111**

**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 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.

18 Canning Street, AInslie

Produced by DIAKRIT