



220 Duffy Street, Ainslie

Where the Bush Meets Brilliant Design




Auction Location: On Site

Backing directly onto the Mt Ainslie Nature Reserve, this as-new residence offers a rare fusion of contemporary design, space, natural light, and an unbeatable Inner North lifestyle.

From the moment you arrive, the home's thoughtful design is immediately apparent. A welcoming entry with a practical mudroom sets the tone, leading to a beautifully light-filled interior where engineered timber flooring flows seamlessly throughout.

At the heart of the home, an impressive North-facing open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere. Soaring vaulted ceilings enhance the sense of space and architectural interest, while sliding doors connect effortlessly to a covered outdoor patio, perfect for relaxed entertaining or quiet mornings overlooking the reserve.

The kitchen is both visually striking and highly functional, designed with effortless entertaining in mind. It features induction cooking, a generous island bench, and a substantial butler's pantry complete with

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AUCTION

Sat 27th Jun @ 11:30AM

VIEW

Sat 6th Jun @ 12:30PM - 1:00PM

AGENTS

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 **LJ Hooker**

its own sink, dishwasher, and extensive storage, allowing you to prepare, host, and keep everything neatly out of sight.

Accommodation is equally impressive. The oversized main suite offers a true retreat, complete with a walk-in robe, luxurious ensuite, and direct outdoor access. Framed by tranquil views of Mt Ainslie, it provides a rare and private connection to nature. Three additional bedrooms are all generously proportioned, each with built-in robes, comfortably accommodating family or guests.

A versatile second living area, ideal as a rumpus or home office, adds flexibility, while the main bathroom is thoughtfully appointed with a separate bath and a secluded toilet for added privacy. Practicality is seamlessly integrated throughout, with a large separate laundry offering external access, five reverse-cycle systems ensuring year-round comfort, Crimsafe security doors, rainwater tanks, and a wraparound deck that enhances both lifestyle and functionality.

All of this positioned in a picture-perfect Inner North setting, surrounded by established gum trees yet moments from the city. Enjoy immediate access to bushwalking and mountain biking trails, while being just a short stroll to the vibrant Ainslie shops, home to Edgar's Inn, Breizh Café, the acclaimed two-hatted Pilot restaurant, and family friendly IGA.

Despite its peaceful, nature-filled setting, you are only a short bike ride to Braddon or a quick drive to the Canberra CBD and Dickson Town Centre.

A rare opportunity to secure a turn-key modern home on a substantial block in one of Ainslie's most tightly held positions, where refined living meets the beauty of nature.

At a glance:

- Expansive 980sqm block backing directly onto Mt Ainslie Nature Reserve
- As-new knockdown rebuild with high-quality finishes throughout
- North-facing, open-plan living and dining drenched in natural light
- Soaring vaulted ceilings enhancing space and architectural appeal
- Seamless indoor-outdoor flow to covered entertaining patio
- Striking kitchen with induction cooktop and large island bench
- Fully equipped butler's pantry with sink, dishwasher, and ample storage
- Oversized master retreat with walk-in robe, ensuite, outdoor access and tranquil mountain views
- Three additional generous bedrooms, all with built-in robes
- Versatile second living area ideal as rumpus or home office
- Stylish main bathroom with separate bath and secluded toilet
- Engineered timber flooring throughout
- Reverse-cycle air-conditioning systems for year-round comfort
- Practical mudroom at entry
- Large separate laundry with external access
- Crimsafe security doors
- Two rainwater tanks
- Wraparound deck embracing the natural surrounds
- Direct access to bushwalking and mountain biking trails
- Within a 15-minute walk to Ainslie Shops
- Within a 5-minute drive to the Dickson Town Centre
- Close proximity to Braddon and the CBD
- In the catchment for North Ainslie Primary, Campbell High and Dickson College, and within close proximity to Merici College

EER 

MORE DETAILS

Property ID 1HKNDUF92
Property Type House
House Size 195 m2
Land Area 979 m2
EER 6

Stephen Bunday 0416 014 431

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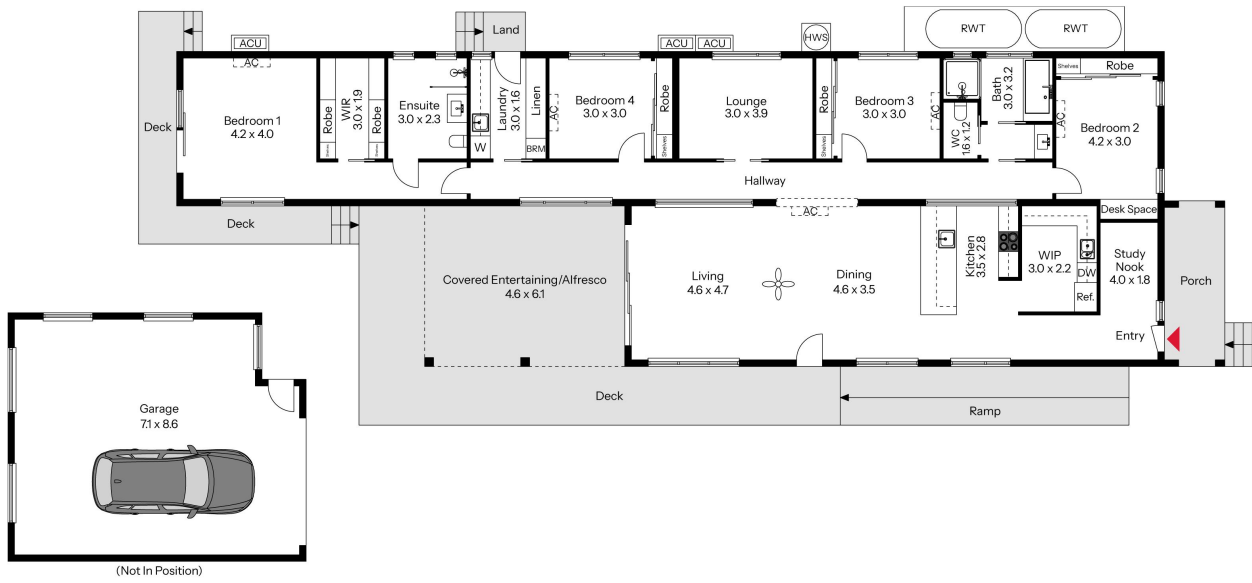
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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