








# Ainslie, 3 Hobson Place

## Contemporary Cul-De-Sac Living with a Classic Twist!

Nestled in the tranquil enclave of Hobson Place, this contemporary family home, meticulously crafted by renowned Classic Constructions in 2012, embodies timeless elegance and modern comfort. Situated on an expansive 822sqm block enveloped by established gardens, this residence spans 221sqm of living space, complemented by a double garage. The property also features landscaped gardens throughout with a sandstone wall adding to the natural beauty of the surroundings.

This property offers the perfect balance of comfort, tranquillity and accessibility. Upon entry, the inviting ambiance of Bamboo flooring sets the tone, guiding you through the thoughtfully designed floorplan. Ideal for family living, the layout seamlessly accommodates multi-generational needs. A versatile living area to the left of the foyer offers flexibility, potentially serving as a private retreat for parents, enhanced by the warmth of a double-sided mains gas fireplace. The spacious main bedroom features a lavish ensuite and ample walk-in robe.

4 3 2

**For Sale**
2,150,000+

**View**
ljhooker.com.au/1HKM2YF92

**Contact**

**Stephen Bunday**
0416 014 431
stephen.bunday@ljhdickson.com.au

**Brenden Mowat**
0430 403 801
brenden.mowat@ljhdickson.com.au

**EER** ★★★★★★

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

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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 heart of the home lies in the expansive open plan family/dining which seamlessly connects to the well-appointed kitchen, complete with a walk-in pantry. Floor-to-ceiling windows and soaring ceilings capitalise on the northern exposure, bathing the space in natural light and capturing winter sun. Large glass sliding doors open onto a sandstone tiled outdoor entertaining area, complete with built-in umbrella and surrounded by lush, private hedges. Auto irrigation system all year around.

Continuing through the home, you will discover a third living area and two generously sized bedrooms with built-in robes, serviced by the main bathroom. Adjacent, a separate flat offers versatility, with a spacious bedroom boasting a walk-in robe and ensuite, a full kitchen, and a living/dining area. Ideal for live-in grandparents, an au pair, or as a guest wing, this space adds further flexibility to the home.

Noteworthy features abound, including ducted reverse-cycle heating and cooling for year-round comfort, a 3.6KW solar array for energy efficiency, rainwater tank connected to a greywater system, double glazing throughout and two separate instant main gas hot water systems for uninterrupted supply. Ceiling fans in all bedrooms and the living area enhances airflow, while smart cabling throughout ensures connectivity.

Positioned in a secluded cul-de-sac, the home enjoys proximity to the serene Mt Ainslie Nature Reserve, the vibrant Ainslie shops, and the esteemed North Ainslie Primary School, offering an enviable lifestyle in one of Canberra's most coveted locales.

At a glance;
-Open plan living with three distinct zones
-Seamless integration of the open-plan layout for excellent indoor/outdoor flow.
-Large main suite with walk-in-robe and ensuite
-Large bedrooms with built-in-robes
-Attached self-contained flat with separate entrance.
-Double glazed windows throughout
-3.6kW Solar array
-Wireless security system
-Double sided mains gas fireplace
-Ducted reverse-cycle air conditioning
-Ceiling fans
-Luxaflex blinds
-Paved courtyard with built-in umbrella
-Rainwater tank
-Quiet cul-de-sac location
-Lovely neighbours
-10-minute walk to Ainslie Shops
-4-minute drive to Dickson Town Centre
-In the catchment for North Ainslie Primary School, Campbell High School and Dickson College

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# More About this Property

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| **Property ID** | 1HKM2YF92 |
| **Property Type** | House |
| **House Size** | 221 m² |
| **Land Area** | 821 m² |
| **EER** | 6 |

**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

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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.

3 Hobson Place, AInslie

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LJ Hooker

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