



36 Ebdon Street, Ainslie

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## A Cherished Home in a Classic Setting

Held and loved by the same owner since 1992, this much-loved 1950s cottage carries a history as rich as its location. Built at a time when craftsmanship mattered, it boasts many original character features rarely found today including soaring 9ft ceilings, timber sash windows, and picture rails. Even the original builder was ahead of his time, designing a floorplan that was larger than most of its era, offering space and comfort in equal measure.

Step inside and you'll be welcomed by polished Mountain Ash floorboards that flow throughout, while the fireplace adds instant warmth and charm. Modern comforts such as ducted gas heating and evaporative cooling are seamlessly integrated.

The spacious kitchen has been thoughtfully updated over time, providing ample room for casual meals, complemented by a separate formal dining area for entertaining. The large living area is quietly segregated, creating a peaceful retreat, while the sunroom at the front offers a picture-perfect entrance as well as a cozy nook to curl up with a good book. All three bedrooms are generously sized and feature built-in robes.

**FOR SALE**  
Auction 06/09/2025

### AGENTS

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### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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 **LJ Hooker**

Step outside and you'll find a backyard that's as productive as it is beautiful. The established garden thrives with grapes, lemons, plums, cherries, olives, and apples, all shaded by a magnificent Indian Tulip tree. Sustainability is built in, with a 10.2kW solar system, three rainwater tanks, rainwater-harvesting system and additional collection points keeping utility bills low and gardens well-watered.

Set on a generous 739m<sup>2</sup> block on leafy Ebden Street, famous for its stunning autumn colours, the home enjoys a premium Inner North position surrounded by parks and tree-lined streets. Living here means the Ainslie Shops will quickly become your local, with a family-friendly IGA, a welcoming pub that serves everything from morning coffee to evening drinks, and the best pie in Canberra just a stroll away. Nature lovers will relish the nearby Mt Ainslie Nature Reserve for bushwalking and mountain biking, while Braddon and the CBD are only minutes away when you want a taste of the city.

Full of history, character, and potential, and with a location that offers the very best of the Inner North, this is a home you'll want to make your own.

#### At a glance

- Character features including 9-ft ceilings, picture rails and timber sash windows
- Spacious floorplan
- Updated kitchen with space for casual dining
- Separate dining area
- Quietly segregated large living area
- Front sunroom, providing a charming entrance
- Three generous bedrooms with built-in-robos
- Ducted gas heating, evaporative cooling and fireplace
- Polished Mountain Ash flooring
- Crimsafe windows and doors
- Established and productive backyard with fruit trees (grapes, plums, cherries, olives, apples)
- 5kW solar system and three rainwater tanks
- Oversized garage with sperate studio space
- Set on leafy Ebden Street, famous for its Autum colours
- Close proximity to parkland, walking trails and the Mt Ainslie Nature Reserve
- Within a 7-minute walk to Ainslie shops
- Within a 5-minute drive to Dickson Town Centre



## MORE DETAILS

Property ID 1HKMQVF92  
Property Type House  
House Size 138 m2  
Land Area 739 m2  
EER 1

### Stephen Bunday 0416 014 431

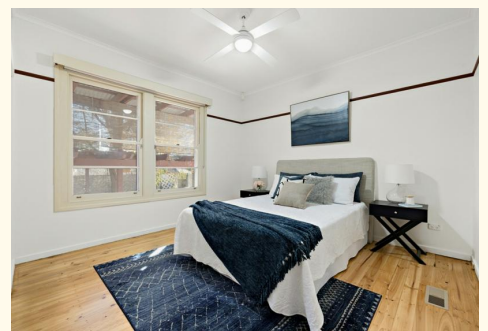
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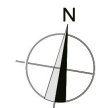
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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