







45 Hannan Crescent, Ainslie

Hidden in Plain Sight

Tucked quietly behind established gardens and mature leafy trees, 45 Hannan Crescent, Ainslie is an inviting red brick home offering a rare blend of privacy, character and everyday comfort.

Set side-on to the block, the home's private front entry welcomes you via a large timber deck, the perfect retreat for morning coffee or relaxed afternoons immersed in greenery. Inside, a prized northerly outlook fills the interiors with natural light, and a functional, well-considered layout is enriched by original features and a warm, inviting ambience.

At the heart of the home, the spacious kitchen blends character with practicality. Offering ample bench space, gas cooking and a peaceful garden outlook, it connects seamlessly with the living and dining area. Large picture windows flood this space with natural light, creating a picture-perfect backdrop for daily life.

The home comprises three comfortable bedrooms, each fitted with built-in robes, serviced by a character-filled bathroom with a separate bath. A separate toilet offers added convenience, while the separate laundry offers practical external access. Built in shelving and two linen cupboards provide excellent storage throughout.

3 1 1

FOR SALE
Offers Over $1,295,000

AGENTS

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Interested parties must rely solely on their own enquiries.

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Outdoors, the established gardens form a tranquil haven, delivering a sense of seclusion rarely found in such a central Inner North location.

Positioned in a highly sought-after pocket of Ainslie, you'll enjoy easy access to the vibrant Dickson Town Centre, the much loved Ainslie Shops, and an array of nearby walking trails, parkland and the Dickson Wetlands. With excellent schools and effortless access to the Canberra CBD, this home offers the very best of Inner North living-peaceful yet connected.

At a glance:

- Solid red brick home with private front entry
- Large picture windows in living room
- Built-in-robes to all bedrooms
- Separate laundry with external access
- Built-in shelving and two linen cupboards
- Gas wall heater
- Large timber deck
- Established gardens, including a range of fruit trees
- Generous lock-up garage
- Additional storage room
- Within a 4-minute drive to the Dickson Town Centre
- Within a 4-minute drive to the Ainslie Shops
- Close proximity to Mt Ainslie, walking trails, parkland and the Dickson Wetlands











MORE DETAILS

Property ID	1HKN2EF92
Property Type	House
House Size	100 m2
Land Area	765 m2
EER	5
Including	Deck
	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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