



45 Raymond Street, Ainslie

Character. Comfort. Captivating.

A seamless blend of timeless charm and contemporary sophistication, this home has been fully updated to deliver effortless inner-north living. Sunlight fills the expansive living areas, flowing through three generous bedrooms, each equipped with ceiling fans for comfort, while modern inclusions elevate every space.

The sleek, fully renovated kitchen features an induction cooktop and premium finishes, perfectly complementing open-plan living and dining areas designed for entertaining and everyday ease. Comfort is guaranteed year-round with in-slab heating and reverse-cycle heating and cooling, while a 9kW solar system keeps running costs low.

Outside, established trees and landscaped gardens create a private sanctuary, ready for entertaining or relaxed weekends in the sun. Every element of the home is designed to function beautifully from day one—no compromises, no waiting.

This is a rare inner-north opportunity: a move-in ready home where character, modernity, and lifestyle converge, offering a private, stylish retreat just minutes from the city's best precincts.

Why this property captivates:

- Solid mid-century construction offering character, quality, and

3 1 1

FOR SALE

\$1,450,000+

VIEW

By Appointment

AGENTS

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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.



longevity

- Three generously proportioned bedrooms with flowing living areas filled with natural light
- Fully renovated interiors with modern inclusions throughout
- Functional kitchen with induction cooktop
- Fans in every bedroom for year-round comfort
- Reverse-cycle heating and cooling for efficient temperature control
- 9kW solar system with brand new 24kw battery
- Established trees and hedging creating privacy and a tranquil outdoor environment
- Generous block size offering space for extension, outdoor entertaining, or creative landscaping
- A rare combination of seclusion and proximity to Canberra's inner-north precincts
- Interiors and layout that balance comfort, functionality, and potential
- Quiet, leafy setting providing a sense of sanctuary while remaining city-edge convenient
- A property that rewards vision, allowing owners to maximise lifestyle or investment potential

Proximity to Amenities:

- Within 2 minutes' drive to local cafés, restaurants, and boutique shops in Ainslie Village
- Within 5 minutes' drive to Dickson's vibrant dining precinct, bars, and specialty stores
- Within 5 minutes' drive to North Ainslie Primary School, Lyneham High School, and Dickson College
- Within 5-10 minutes' drive to multiple elite private and public schools in the inner north
- Within 10 minutes' drive to Calvary Hospital and key medical facilities
- Within 10-15 minutes' drive to Canberra City Centre (CBD), Parliament House, and cultural landmarks
- Within minutes to public transport, bike paths, and walking trails connecting to green spaces and the city

MORE DETAILS

Property ID	35W5GCY
Property Type	House
Land Area	724 m2
EER	2
Including	Solar Panels Grey Water System Water Tank

Troy Thompson 0408 694 917

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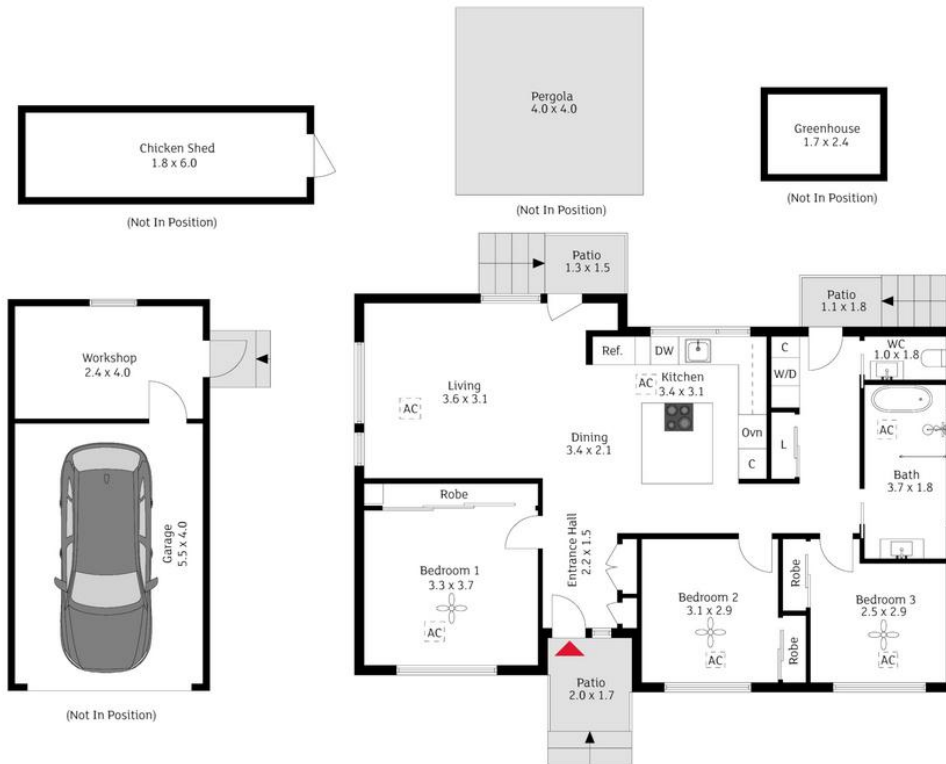
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Site Plan

The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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