

Ainslie, 53 Tyson Street

Architectural Elegance and Peerless Luxury

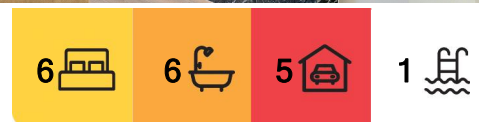
In promoting residential real estate, it is true that agents have been known to be overly exuberant in presenting a property and its attributes to the market, so let's get a few ground rules sorted out so we can focus on the design, scale, and sophistication.

Yes, this home is located in the coveted location of Canberra's Inner North - arguably the second most expensive enclave in the city. And yes, that means it shares the same locational advantages as countless other properties: proximity to the City, Dickson Centre & food district, the ANU, Russell Hill etc - all the usual suspects. But if you're considering a home like this, chances are the local bus route isn't going to sway your decision.

So, what with the location is worth mentioning? For starters, the ever-popular Ainslie shops are just 500 metres to the South. If you're unfamiliar with why that matters, ask Google. Spoiler: it's because finding a car park is near impossible - so do yourself a favour and walk or jump on your e-scooter. And if you prefer your weekends with a touch of nature,



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For Sale
\$5,000,000

View
Sat 9th Aug @ 10:30AM - 11:15AM

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EER ★★★★★★

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the base of Mt Ainslie - with its walking and cycling trails - is just 500 metres to the East.

As for THE HOME the headline observation is that it comprises 6 bedrooms, 6 bathrooms and a 5 car garage. What is important though is how all of it is integrated. Architects speak in terms of design philosophy and the built form. Being on a block of just over 1,200 sqm the design brief read "fully utilise the land and create a 600+ sqm two storey masterpiece to create a residence that offers the opportunity to live on a grand scale, while providing an intimate alfresco entertaining space around a pool and include a private cabana."

Fortunately, the architect and the client ARE one in the same so there was a lot of thought and effort put into the outcome.

As for the built form (the final house) it was of course a custom build project. The builder is an exciting young firm, Estate Constructions, who have a track record of excellence and attention to detail. The final U-shaped design on the ground floor creates an excellent outdoor courtyard and covered entertaining space, with the pool cabana framing this central and very private oasis. And all this is accessible from the formal and informal living areas of the home. And all of this was built under the architect's site supervision, but that is not so strange for a builder, especially when he is the end client and your father. Yes, I can explain that later, for now let us turn to the interior space.

The interior is designed in a contemporary style with elements commensurate with "Fifth Avenue" New York interiors. Given the formal entry space is two stories high it was designed to be a feature in itself, as it speaks to the substantial proportions of the residence. From the entry the functional design intent becomes obvious as it purposely flows from one area to another, creating dedicated and generous formal and informal living areas. These include the combined lounge and dining, a kitchen with an excess of appliances, a butler's pantry, a segregated den/study and further bedroom areas over both levels of the home. There other amenities include a pool cabana, rumpus room and bar and a separate dedicated wine cellar along with a gym area in the garage.

It goes without saying that this is all presented with high spec fittings and finishes and if you are interested then a summary brief can be provided for you to review. Below is a selection of the items included:

- A combined formal living and dining area
- Main bedroom suite with private balcony, full bathroom ensuite & large walking robe
- All other bedrooms with large built in
- Guest bedroom downstairs with ensuite and built in robes
- Downstairs den/study with ensuite (or bed 6 if you want)
- 5 car garage with EV Charging point
- Gym space in garage
- Wine cellar
- 30 Kw Solar array with EV charging station to the garage
- Kitchen with 2 x 600mm electric ovens
- There are 2 hot plates, 1 gas and 1 electric
- 2 x microwave ovens
- Built-in fridge freezer integrated into the kitchen cupboards
- Waterfall stone bench with insert sink
- Butlers pantry off the kitchen
- Extensive linen and storage cupboard to bedroom hallway



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- Engineered oak flooring downstairs
- Carpet to bedrooms upstairs
- Zoned ducted air conditioning system
- 6 m heated, harmony pool with robotic cleaner
- Heatstrip electric heaters and ceiling fans to alfresco area
- Etc etc etc

House Size: 460.77 sqm
Cabana Size: 63.30 sqm
Garage & Store Size: 77.42 sqm
Total Size: 601.73 sqm

Land Size: 1,280 sqm
Rates: \$7,028 p.a.
Land Tax: \$15,375 p.a. (investors only)
Land Value: \$1,200,000
EER: 6.1
NBN: Fibre to the Node (FTTN)

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More About this Property

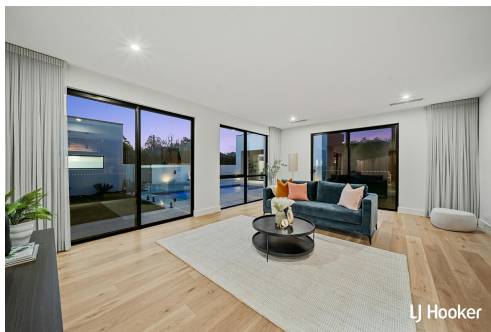
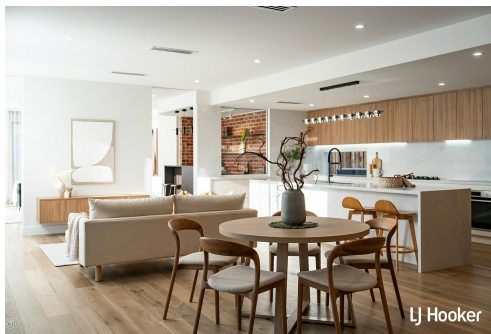
Property ID	HP09JF8H
Property Type	House
House Size	524 m2
Land Area	1280 m2
EER	6
Including	Study Ducted Cooling Ducted Heating Alarm Pool Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

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