







57 Campbell Street, Ainslie

# A Family Home in the Heart of Ainslie

Auction Location: On-Site

Ainslie has a way of holding on to people. It's the leafy streets where original homes sit beside striking new builds, the Ainslie shops where a quick errand turns into a catch-up, and Mount Ainslie close enough for a morning walk. 57 Campbell Street sits right in the middle of it.

Weekdays run easily, with the bus to the City out the front and local schools close by. Weekends slow down, starting with an eight-minute stroll to the shops for coffee and baked goods and ending with a drink at Edgar's as the evening settles in.

Freshly painted throughout, the home has four bedrooms, a study and two separate living areas: room to come together and room to unwind. The family and dining room is the heart of it, with a wood fire for winter nights and sliding doors to the backyard for summer. The front lounge is its quieter counterpart.

The original 1941 cottage, built when Campbell Street was still a dirt road, keeps its restained timber doors and sills and a porch restored to red Canberra brick. Later additions brought the family room and

4 1 3

**AUCTION**
Sat 21st Nov @ 10:00AM

**VIEW**
Sat 21st Nov @ 9:30AM - 10:30AM

**AGENTS**

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Interested parties must rely solely on their own enquiries.

two more bedrooms.

Then there's the land. At 834m², there's room for the kids to run, veggies to grow and space to extend. Make it yours now and extend or update when you're ready.

At a glance
" 1941 cottage, held by one family for three generations
" 834m² RZ1 block
- Four bedrooms plus a separate study
- Family and dining room with wood fire and sliding doors to the backyard
- Separate front lounge
- Original-style kitchen with pantry and adjoining laundry
- Central bathroom plus separate toilet
- Freshly painted, new blinds, original timber restained, red brick porch restored
- Garage and carport
- Eight-minute walk to the Ainslie shops
- Bus to the City and Dickson out the front
- Close to Braddon and the Mount Ainslie walking trails
- Priority enrolment area for Ainslie School, Campbell High School and Dickson College
- Daramalan and Merici colleges nearby











## MORE DETAILS

| | |
|---|---|
| Property ID | 1HKNPAF92 |
| Property Type | House |
| House Size | 136 m2 |
| Land Area | 834 m2 |
| EER | 2 |

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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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