



## Ainslie, 6a Chisholm Street

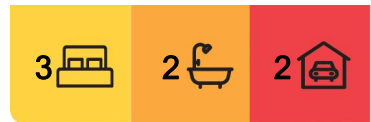
### Timeless Charm Meets Modern Convenience

Nestled on the edge of the city, this cleverly extended full brick character cottage perfectly blends heritage charm with modern convenience.

As you step inside, the 9-foot battened ceilings, picture rails, and timber sash windows immediately evoke a sense of history, while the gorgeous open fireplace in the living room invites you to imagine cozy winter evenings spent with family and friends.

The dining room seamlessly connects the living area and the kitchen, making entertaining a breeze, and also flows onto a private deck, allowing for effortless indoor/outdoor entertaining. The kitchen is spacious, offering abundant storage and bench space, perfect for culinary enthusiasts.

North-facing French doors in the large main bedroom open to the private front garden, creating a tranquil retreat. The main suite also features a walk-through robe and an ensuite



**For Sale**  
\$1,500,000+

**View**  
Sat 23rd Nov @ 10:15AM - 10:45AM

**Contact**  
**Stephen Bunday**  
0416 014 431  
stephen.bunday@ljhdickson.com.au

**Brenden Mowat**  
0430 403 801  
brenden.mowat@ljhdickson.com.au

**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



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with a double sink and double shower. The other two bedrooms are thoughtfully separated from the main, with bedroom two offering a large built-in robe.

Modern amenities seamlessly blend with the home's historic features. Ducted reverse-cycle air conditioning ensures year-round comfort, while the updated kitchen and bathrooms offer contemporary convenience. A double garage with internal access and automatic door provides both security and convenience, completing this charming picture.

Living here, you will enjoy easy access to vibrant Braddon, the serene Mt Ainslie Nature Reserve, and the iconic Ainslie shops. Delightful Corroboree Park is just a short walk away, and the Canberra CBD is within easy reach.

This home isn't just a place to live; it's a story of timeless charm and modern convenience, ready for its next chapter with you.

At a glance;

- 9-foot ceilings, picture rails and timber sash windows
- Ducted reverse-cycle air conditioning
- Brand new carpets
- Open fireplace
- Main suite features walk-through-robe and ensuite with double sink and double shower
- Main suite opens through north-facing French doors onto front garden
- Bedroom 2 has built-in-robe
- Dawn-welcoming 3rd bedroom drenched in morning light
- Rear entertaining deck
- Private, north-facing front garden
- 2-minute drive to Ainslie shops
- 15-minute walk to Braddon
- 5-minute drive to Canberra CBD

## More About this Property

<b>Property ID</b>	1HKKZ8F92
<b>Property Type</b>	House
<b>House Size</b>	155 m <sup>2</sup>
<b>EER</b>	3

### Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW | [stephen.bunday@ljhdickson.com.au](mailto:stephen.bunday@ljhdickson.com.au)

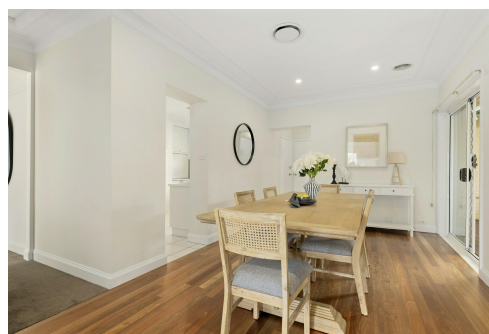
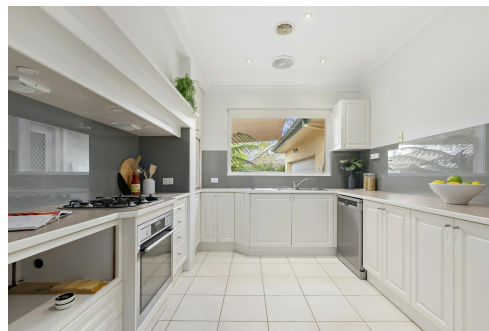
### Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent | [brenden.mowat@ljhdickson.com.au](mailto:brenden.mowat@ljhdickson.com.au)

### LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



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