



73 Ebden Street, Ainslie

Character, Community, Convenience

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Set within the iconic Wakefield Gardens Heritage Precinct, on one of Ainslie's most cherished streets, this charming late-1930s brick cottage is brimming with potential and perfectly positioned to enjoy the very best of the Inner North.

The home itself remains largely in original condition, showcasing period features that define the heritage charm of Ainslie including high ceilings, solid timber floors, and terracotta roof tiles, providing the ideal foundation to create your dream residence full of character and warmth.

Nestled on leafy Ebden Street, celebrated for its stunning autumn colours, and surrounded by parkland, you'll feel a world away from the city while remaining effortlessly connected. Just around the corner, the Ainslie Shops offer everything from a family-friendly IGA to a beloved pub serving your morning coffee and evening drinks.

The vibrant Dickson precinct, the cultural buzz of Braddon, and the

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FOR SALE
Offers Over \$1,295,000

VIEW
Thu 12th Mar @ 5:45PM - 6:15PM

AGENTS
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AGENCY
LJ Hooker Dickson
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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.

 **LJ Hooker**

convenience of the Canberra CBD are all just minutes away, while Mount Ainslie Nature Reserve sits at your doorstep for bushwalking and mountain biking adventures. Even the historic Ainslie Tennis Club is only a short stroll away.

This is a home that has stood proudly for almost a century, carrying with it stories of years gone by. Now it's ready for its next chapter. Will you restore its original charm and celebrate its heritage, or add a thoughtful modern extension to create your perfect home (plans available on request)? The choice is yours, and either way, you'll be investing in a lifestyle that blends history, community, and convenience.

At a glance:

- Set in the Wakefield Gardens Heritage Precinct
- 859sqm block on leafy Ebdon Street, across from parkland
- Sold brick 1930's cottage
- Period features including high ceilings, timber floors and terracotta roof tiles
- Gas wall heater
- Lock up garage
- 200m to the Ainslie Shops
- Within a 5-minute drive to the Dickson Town Centre
- Within a 6-minute drive to the Canberra CBD
- Close proximity to Mt Ainslie Nature Reserve and the Dickson Wetlands
- In the catchment for North Ainslie Primary School, Campbell High School and Dickson College
- Close proximity to Baker Gardens Preschool, Emmaus Christian School, Merici College and Darramalan College

MORE DETAILS

Property ID	1HKN0PF92
Property Type	House
House Size	82 m2
Land Area	859 m2
EER	1.5

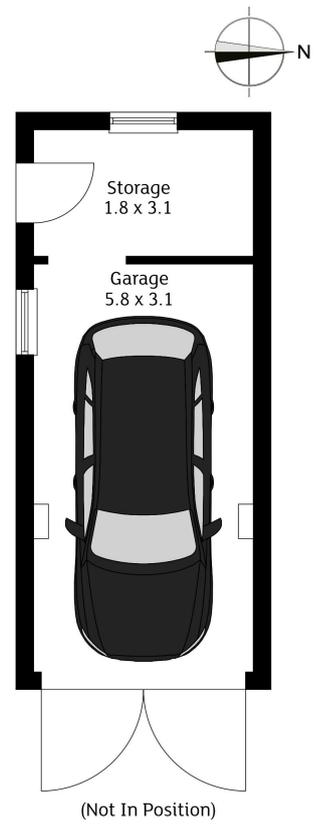
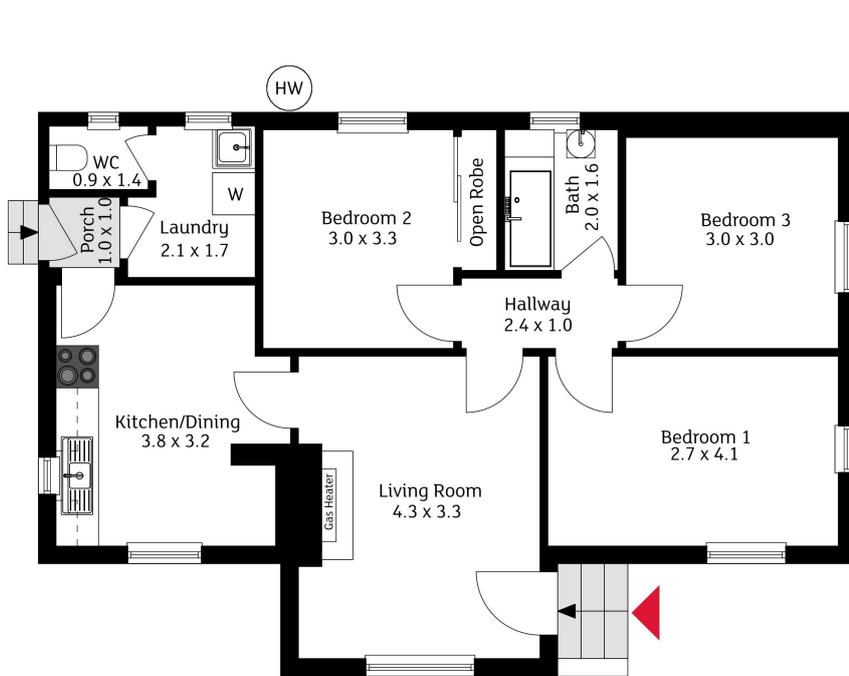
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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