



74 Sherbrooke Street, Ainslie

Space, Potential and Position in the Heart of Ainslie

Positioned within the tightly held Inner-North suburb of Ainslie, 74 Sherbrooke Street presents an exciting opportunity to secure a generous family home on an impressive 1,012sqm block. Offering a wonderful balance of comfort, functionality and future potential, this is a property with plenty to enjoy today and scope to make your own over time.

From the moment you step inside, the home feels warm, bright and inviting. Light-filled interiors, timber-look flooring and soft neutral tones create a relaxed atmosphere, while the practical floorplan offers comfortable spaces for everyday living and entertaining.

At the heart of the home, the living area provides a welcoming space to unwind, with plenty of natural light filtering through the windows and a seamless connection to the covered outdoor entertaining area. Whether you're enjoying a quiet afternoon at home or gathering with family and friends, the home's living spaces are designed for effortless enjoyment.

Accommodation is well catered for with four bedrooms, providing flexibility for families, guests or those seeking additional space to work

4 2 1

FOR SALE
\$1,570,000+

VIEW
Sat 26th Sep @ 9:15AM - 9:45AM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

from home. Two bathrooms add convenience, while the generous proportions of the home ensure there is room for everyone to spread out and settle in comfortably.

Step outside and the impressive 1,012sqm block reveals even greater opportunity. The covered entertaining area creates an inviting space for weekend barbecues, relaxed afternoons and gatherings with friends, while the expansive grounds offer plenty of room for children, pets, gardening or future plans.

A carport provides convenient off-street parking, while the property's generous landholding presents an exciting opportunity for those looking to secure a substantial parcel in one of Canberra's most established and sought-after suburbs.

Beyond the home itself, Ainslie offers an enviable Inner-North lifestyle, with local shops, schools, parks and walking trails all close by, while Braddon, the Canberra CBD and Mount Ainslie are just moments from your doorstep.

Whether you're searching for a comfortable family home, a property with room to grow or an exciting opportunity on a substantial block, 74 Sherbrooke Street offers the space, lifestyle and potential to make it your own.

At a glance:

- Four spacious bedrooms
- Two bathrooms
- Generous 1,012sqm block with future development potential, subject to DA
- Light-filled living and dining areas
- Functional kitchen with ample storage
- Covered outdoor entertaining area
- Expansive backyard with plenty of potential
- Carport with off-street parking
- Flexible floorplan ideal for families
- Excellent potential to add value
- Directly opposite North Ainslie Primary School
- Approx. 3 minutes to Ainslie shops
- Approx. 5 minutes to Dickson and Braddon
- Approx. 5 minutes to Canberra CBD

Rates: \$5,662 p.a. approx.

Land Tax: \$12,126 p.a. approx.

UV: \$975,000

Living Size: 135sqm

Land Size: 1012sqm



MORE DETAILS

Property ID	1HKNJRF92
Property Type	House
House Size	135 m2
Land Area	1012 m2
EER	4

Stephen Bunday 0416 014 431

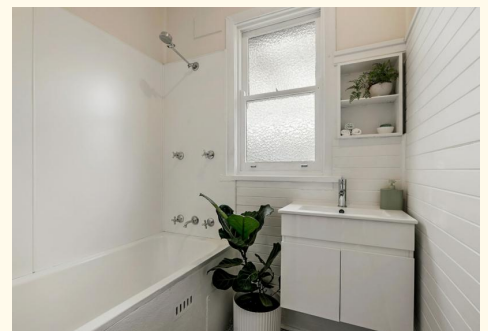
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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