



Ainslie, 78A Ebdon Street

Cute, Cozy, and Calling Your Name!

Auction | Saturday 7 December at 10.00am | On Site

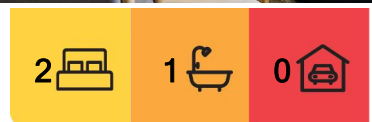
Welcome to 78A Ebdon Street, Ainslie - a rare opportunity for downsizers, first-home buyers, or investors looking to secure a slice of Ainslie's charm. Situated on one of the suburb's most sought-after streets, this delightful redbrick cottage is just a short stroll from the iconic Ainslie Shops, offering the perfect mix of convenience and character in the heart of the Inner North.

As you arrive, a private driveway set back from the street leads you to this hidden gem. The classic redbrick fae instantly adds charm, and the inviting interior does not disappoint. The spacious living area flows seamlessly into a well-appointed kitchen, ideal for easy living and effortless entertaining. With a split system unit, this home ensures year-round comfort, keeping you cool in summer and warm in winter.

The home features two generous bedrooms and a central bathroom complete with a



Disclaimer: 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.



For Sale
\$799,999+

View
ljhooker.com.au/1HKM6DF92

Contact
Goran Stefanoski
0447 032 017
goran.stefanoski@ljhdickson.com.au
Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

EER ★★★★★★

LJ Hooker Dickson
(02) 6257 2111

relaxing bathtub. Step outside into a low-maintenance backyard, bordered by lush, established hedges that offer privacy and create a peaceful retreat.

Set on leafy Ebden Street, renowned for its stunning autumn beauty and surrounded by parks, this property places you at the heart of the Inner North. The Ainslie Shops will quickly become your new local, with a family-friendly IGA, a fantastic pub perfect for everything from your morning coffee to evening drinks, and the best pie in Canberra all at your fingertips.

For nature lovers, the nearby Mt Ainslie Nature Reserve offers the perfect backdrop for bushwalking and mountain biking, while vibrant Braddon and the CBD are just a short drive away for when you crave city vibes.

Experience the tranquillity of nature with the convenience of everything the Inner North has to offer - all just moments from your door. Don't miss your chance to own a piece of Ainslie's enduring charm!

At a glance;

- Perfect for downsizers, first home buyers, or investors.
- Ideally positioned on picturesque Ebden Street-often voted Canberra's most beautiful autumn street.
- Charming redbrick fae set back from the street, enhancing privacy.
- Generous living area leading to a well-appointed kitchen.
- Two well-sized bedrooms filled with ample natural light.
- Equipped with a split system unit for comfortable heating and cooling year-round.
- Low-maintenance backyard, surrounded by mature hedges
- Close proximity to parkland, walking trails and the Mt Ainslie Nature Reserve
- Within a 3-minute walk to Ainslie shops
- Within a 5-minute drive to Dickson Town Centre

More About this Property

Property ID	1HKM6DF92
Property Type	House
House Size	77 m ²
EER	5

Goran Stefanoski 0447 032 017

Registered Agent ACT & NSW | goran.stefanoski@ljhdickson.com.au

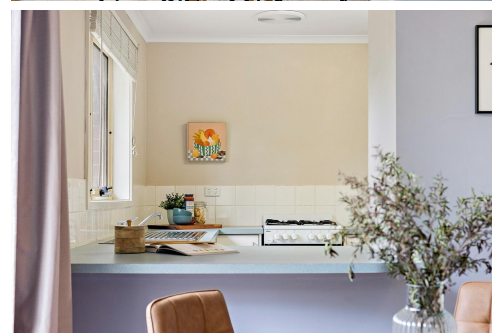
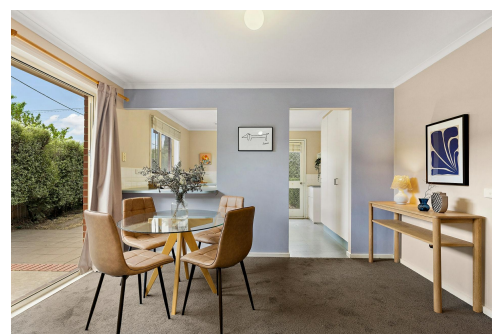
Stephen Bunday 0416 014 431

Franchise Owner, Licensed Agent & Auctioneer ACT/NSW | stephen.bunday@ljhdickson.com.au

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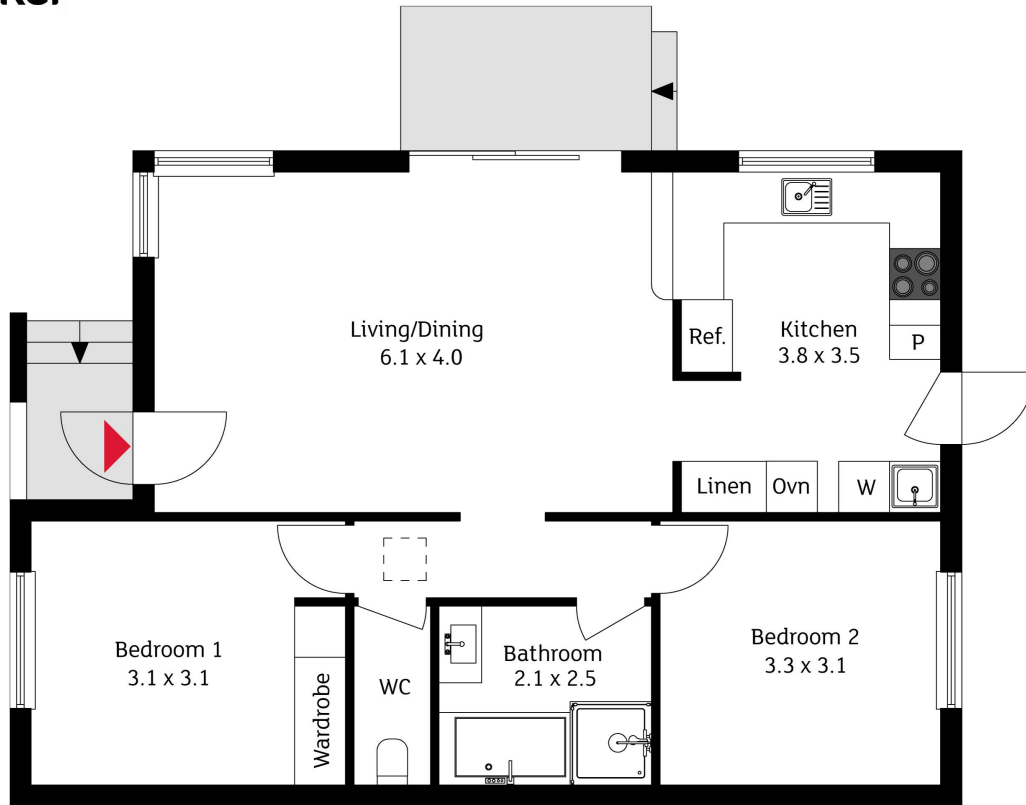
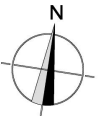
36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



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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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