



81 Sherbrooke Street, Ainslie

## Ainslie Beginnings, Endless Possibilities

Auction Location: LJ Hooker Canberra City Auction HQ

Contact us for more information.

Kaylene King - 0409 574 178 | Stephen Bunday - 0416 014 431

Perfectly positioned at the end of a quiet cul-de-sac, this much-loved Ainslie home offers all the charm of the Inner North, and a wonderful place to start your Ainslie story. Move in ready, with scope to make your own improvements over time, this is an opportunity to purchase in your dream suburb, and create your dream home.

Beautiful timber floors and cedar-framed windows set a warm, inviting tone, while the open plan layout offers a real sense of space. With large windows in every room, the home is drenched in natural light, enhancing the sense of warmth. A striking picture window in the living area perfectly frames the leafy backyard, creating a beautiful connection between indoors and out.

At the rear, the sunroom is a true standout. Wrapped in floor-to-ceiling windows and overlooking the garden, it's the perfect spot for a

3 1 2

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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

morning coffee, an afternoon read, or simply watching the seasons change. Sliding doors open onto a covered patio, extending your living space outdoors, ideal for summer barbecues or relaxed entertaining.

The three bedrooms are thoughtfully segregated from the living areas and all feature built-in robes. The bathroom has been updated and there's a separate, generously sized laundry for your convenience. Ducted reverse-cycle heating and cooling keeps the home cosy through Canberra's cooler months and breezy in Summer.

Out the back, there's plenty of space to enjoy. A large lawned area offers room for kids, pets, veggie patches-whatever your heart desires. And don't forget the fresh eggs from the chook shed!

Ainslie is suburb where people settle in and stay for decades, and it's easy to see why. There's a true sense of community here, and a lifestyle that beautifully blends nature, amenity and convenience. Stroll through the nearby wetlands or explore the Mt Ainslie walking trails. Wander down to the beloved Ainslie shops to enjoy the local favourites or jump in the car and head to the Dickson Town Centre or Canberra CBD.

This is a home with character, comfort and a liveable layout. Whether you're looking for your first step into the Ainslie lifestyle, a long-term family home, or a property to gently update over time, this one is full of promise.

#### At a glance

- End of cul-de-sac position
- Open plan layout
- Large sunroom with sliding doors to the rear
- Timber floors and cedar windows
- Renovated bathroom
- Built-in-robes to all three bedrooms
- Ducted heating
- Separate laundry with external access
- Covered patio and lawned yard at the rear
- Lockup garage and covered carport
- Close proximity to walking trails, wetlands and Mt Ainslie Nature Reserve
- 10-minute walk to the Ainslie Shops
- 3-minute drive to the Dickson Town Centre
- 6-minute drive the Canberra CBD
- Block size; 746sqm
- Living size; 124sqm
- UV; \$944,000
- Rates; \$1,352.00 per quarter
- Land Tax; \$2,225.00 per quarter IF RENTED
- EER 0.0

EER



## MORE DETAILS

Property ID 2DN8FHK  
Property Type House

**Kaylene King 0409 574 178**

ACT Licensed Agent, Senior Sales Consultant |  
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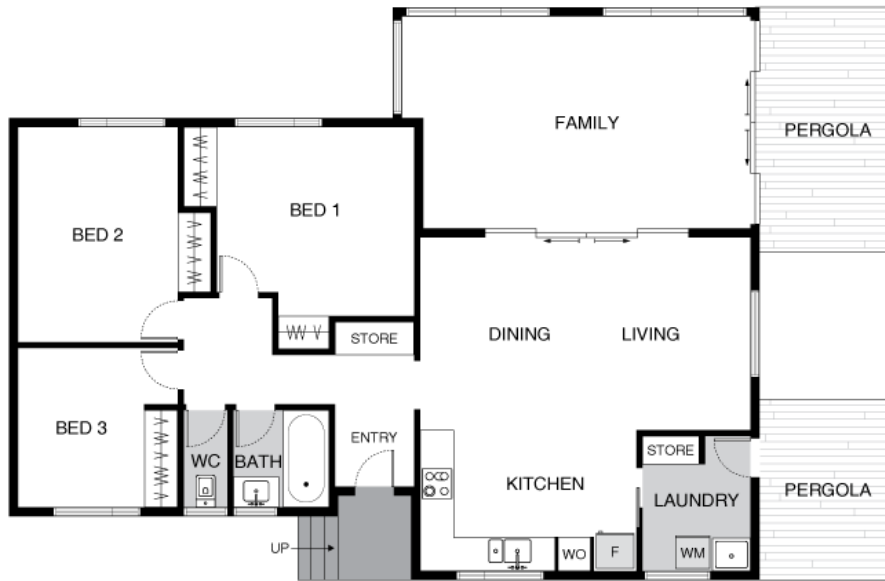
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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

 **LJ Hooker** Canberra City

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