

Ainslie, 9 Baker Gardens

Cottage Charm with Potential Plus!

Auction Location: On Site

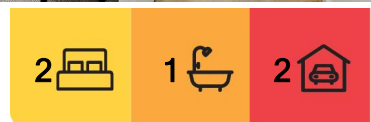
This quintessential Ainslie cottage exudes undeniable charm, featuring 9ft ceilings, picture rails, and other distinctive character features. Nestled in a tranquil enclave, overlooking picturesque parkland, 9 Baker Gardens, in ever-popular Ainslie, promises abundant potential!

Beyond the welcoming front verandah, you will find two bedrooms, serviced by the main bathroom, and two living areas-an elegant formal lounge with a mains gas fireplace at the front and a north facing sunroom at the rear. The spacious kitchen, revamped in 2020, and a dedicated dining room complete the living area.

The homes allure extends outdoors, where meticulously manicured gardens steal the spotlight. The rear lawn has been lovingly cared for, while mature Pittosporum hedges add



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For Sale
Auction 24/02/2024

View
ljhooker.com.au/1DXHE5F92

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EER ★★★★★

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privacy. Raised vegetable beds yield bountiful produce, and the vibrant flowers impart a park-like ambiance, ideal for hosting delightful garden parties.

Occupying a generous 824sqm nearly rectangular block with a desirable north-northeasterly orientation at the rear, this home presents an enticing opportunity for future expansion. Move in now and enjoy the luxuries already on offer, while envisioning the prospect of growing the home with your evolving needs.

Positioned at the city end of Ainslie, you will enjoy proximity to the charming Corroboree Park-a family favourite for picnics, barbecues, and tennis. Additionally, the property is conveniently close to Braddon, the City and yet still easily accessible to the delightful Ainslie shops.

Just picture yourself enjoying a morning coffee on the front verandah while overlooking parkland, or enjoying a glass of Prosecco in this beautiful back yard...

At a glance;

- Overlooking parkland with a quaint pre-school
- Beautifully manicured lawns and garden
- 9ft ceilings and picture rails
- Reverse-cycle air conditioning
- Gas fireplace
- North facing sunroom
- Alarm system
- Bus stop within 100m
- In the catchment for Ainslie Primary, Campbell High and Dickson College
- 10-minute walk to Ainslie Shops
- 5-minute drive to Canberra CBD

More About this Property

Property ID	1DXHE5F92
Property Type	House
House Size	90 m ²
Land Area	824 m ²
EER	0.5

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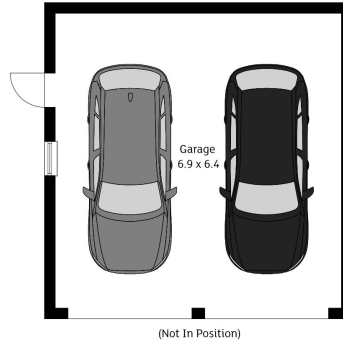
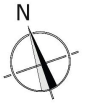
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Site Plan

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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