



97 Sherbrooke Street, Ainslie

A Private Ainslie Sanctuary with Space to Entertain

Beautifully renovated and thoughtfully extended, 97 Sherbrooke Street is a home that brings together timeless Ainslie character with the space, style and functionality of modern family living.

The home makes an immediate impression with its distinctive street presence, while inside, high ceilings, quality finishes and an abundance of natural light create a warm and welcoming sense of space. Hardwood floors and burnished concrete add warmth, texture and a sense of enduring quality throughout the living spaces.

At the heart of the home, the open-plan kitchen, dining and living areas provide the perfect setting for everyday family life, while the impressive sunken lounge adds a sense of separation and character. Framed by large windows and enjoying views across the established gardens, it is a space designed equally for quiet evenings or entertaining friends and family. Electric highlight windows enhance cross-flow ventilation, while electric blinds provide effortless control over light and privacy.

The kitchen is both stylish and practical, centred around a generous island bench and complemented by a 900mm freestanding oven, gas

4 2 2

AUCTION

Sat 24th Oct @ 11:30AM

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

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cooking, dishwasher and walk-in pantry with space for a wine fridge. The thoughtful connection between the kitchen, living spaces and outdoors makes entertaining feel effortless.

Four generous bedrooms provide plenty of accommodation, with the segregated main suite enjoying a walk-in wardrobe and beautifully appointed ensuite complete with a luxurious freestanding bathtub. The remaining bedrooms feature built-in robes and split-system air conditioning, while the main suite benefits from reverse-cycle ducted heating and cooling. The dedicated study offers a quiet space to work from home, with a leafy outlook across the gardens.

Outside is where this home really shines. The expansive entertaining deck, complete with covered pergola and built-in bar, provides an exceptional space for weekend gatherings, afternoon drinks or relaxed summer dining. Beyond, established and landscaped gardens create a private and peaceful setting for children, pets and entertaining, with irrigation ensuring easy upkeep year-round.

Everyday comfort has been carefully considered, with double-glazed windows and doors, a combination of ducted and split-system heating and cooling, 6.6kW solar panels and a built-in wood fireplace ensuring the home is comfortable throughout the seasons. A generous laundry, double garage with internal access and additional storage complete the practical offering.

And then there is the location. Enjoy the convenience of Ainslie's local shops and schools, with Mount Ainslie, Dickson's dining and shopping precinct, Braddon and the City all within easy reach.

Combining character, contemporary style and an enviable Inner North lifestyle, 97 Sherbrooke Street is a home that offers plenty of space to grow, entertain and simply enjoy.

At a Glance:

- Four generous bedrooms, including privately positioned main suite
- Two beautifully appointed bathrooms, with the ensuite boasting a luxurious deep bath
- Dedicated study with leafy garden outlook
- Spacious open-plan kitchen, dining and living
- Stylish kitchen with 900mm oven, gas cooking, walk-in pantry and space for a wine fridge
- Separate sunken lounge with built-in wood fireplace
- Hardwood floors and burnished concrete throughout the living areas
- Expansive entertaining deck with covered pergola and built-in bar
- Established, landscaped gardens with irrigation
- High ceilings and an abundance of natural light
- Electric blinds and electric highlight windows for cross-flow ventilation
- Double-glazed windows and doors
- Combination of ducted and split-system heating and cooling
- 6.6kW solar panels
- " Double garage with internal access
- " 745m² established block
- Approx. 3 minutes to Ainslie Shops
- Approx. 5 minutes to CBR City Centre
- Approx. 5 minutes to Mount Ainslie
- Approx. 2 minutes to North Ainslie Primary School



MORE DETAILS

Property ID	1HKNMGF92
Property Type	House
House Size	195 m2
Land Area	745 m2
EER	4.5

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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