



## Ainslie, 1/54 Ebdon Street

### An Ainslie Buyers Dream

Behind the picture-perfect facade of this charming Ainslie cottage, built from Canberra's iconic red bricks, you'll find a home that has been lovingly renovated while still overflowing with character and charm.

Step through the stained-glass front door and be welcomed by soaring 9-foot ceilings, picture rails, timber sash windows, ceiling roses, and an open fireplace-features that make this home truly special.

The living spaces flow beautifully, offering a sense of openness while still allowing for privacy. Timber sash windows bathe the home in natural light, enhancing the warmth of the polished timber floors in the living areas. The kitchen is a real showstopper, designed with everything on your wish list-gas cooking, abundant storage, generous bench space, and a central island with a breakfast bar.



**For Sale**  
Auction 15/03/2025

**View**  
[ljhooker.com.au/1HKMDPF92](http://ljhooker.com.au/1HKMDPF92)

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**EER** ★★★★★★



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**LJ Hooker Dickson**  
(02) 6257 2111



All three bedrooms are generously sized and include built-in robes for ample storage, while carpet in two of the rooms adds a cozy touch. The fully renovated bathroom boasts a separate bath and abundant storage, combining style and functionality.

French doors open onto a covered rear deck, the perfect spot for year-round entertaining. Out front, the fully fenced yard and spacious lawn provide plenty of room for kids and furry friends to play freely. The thoughtfully-designed garden combines fragrant roses with local native plants, optimised to attract birds, provide screening and ensure continual floral blooms year-round.

The current owners have thoughtfully improved energy efficiency, adding insulation to the subfloor, walls, and ceiling. With ducted gas heating, reverse-cycle air conditioning, and a cozy fireplace, this home is comfortable in every season.

With a simple, self-managed body corporate (with house two) and no fees, this home offers effortless living in an unbeatable location. Just a short, flat stroll to the vibrant Ainslie shops and moments from Mt Ainslie Nature Reserve, it has views of Black Mountain and sits on the high side of leafy Ebdon Street-often celebrated as Canberra's most beautiful autumn street.

This is a home that captures the essence of Ainslie's heritage. This is an Ainslie buyer's dream.

Land size: 544sqm (including common property)

At a glance

- Timber sash windows
- 9-foot ceilings
- Picture rails
- Ceiling roses
- Fireplace
- Ducted gas heating
- New reverse-cycle air-conditioning
- Built-in-robes to all bedrooms
- Polished timber floors and high-quality wool carpets
- Insulation under floors, in walls and ceiling
- Renovated kitchen and bathroom
- Gas cooking
- Dishwasher
- Covered rear deck
- Fully fenced front and rear yard
- New automotive/remote-controlled roller door on garage
- New 4000L rainwater tank with pump -Thoughtfully designed garden full of local indigenous plants + fragrant roses
- Self-managed body corporate (one other unit)
- Close proximity to Mt Ainslie Nature Reserve
- Within a 5-minute walk to the Ainslie Shops
- Within a 4-minute drive to the Canberra CBD
- Within a 15-minute walk to Braddon



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## More About this Property

Property ID	1HKMDPF92
Property Type	House
House Size	136 m2
EER	4.5

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