



2/62 Paterson Street, Ainslie

## A Hidden Retreat with Space, Light and Lifestyle

Auction Location: On Site

Tucked quietly at the rear of a dual occupancy, this charming Ainslie home is privately secluded from the street yet instantly inviting from the moment you arrive. From the very first step inside, there's a sense of warmth and character, paired with a layout designed for relaxed, easy living.

The home unfolds across multiple spacious, light-filled living areas. At the front, a separate living space provides a peaceful retreat, generous in size and flexible in use. Whether utilised as a formal lounge and dining setting for entertaining, or a cosy spot for relaxed movie nights, it adapts effortlessly to your lifestyle.

Moving through, you arrive at the heart of the home: a North-facing, open-plan kitchen, living and dining area. Bathed in natural light, this inviting space forms the natural hub of the home. The kitchen is thoughtfully appointed with ample bench space and storage, allowing you to cook with ease while remaining connected to family or guests, perfect for everyday living and informal gatherings alike.

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### AUCTION

Sat 4th Jul @ 10:00AM

### VIEW

Sat 13th Jun @ 11:15AM - 11:45AM

### AGENTS

Brenden Mowat  
0430 403 801  
brenden.mowat@ljhdickson.com.au

Stephen Bunday  
0416 014 431  
stephen.bunday@ljhdickson.com.au

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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 **LJ Hooker**

Sliding glass doors extend this space seamlessly outdoors to a sun-drenched rear yard. With its prized northerly aspect, the backyard is both spacious and private, ideal for weekend entertaining, alfresco dining, or simply enjoying time in the garden. It's a peaceful setting that's ready to be enjoyed year-round.

Accommodation is equally well considered. Three generously sized bedrooms all include built-in robes, with the main bedroom enjoying the added comfort of its own ensuite. The main bathroom is spacious and practical, complete with a separate bath and separate toilet for added convenience.

Everyday functionality is thoughtfully catered for, with a generous laundry offering external access. Ducted gas heating and reverse-cycle air conditioning ensure comfort throughout the seasons, while a secure garage, covered carport and additional off-street parking provide excellent car accommodation.

Positioned in one of Ainslie's most desirable pockets, the location completes the picture. Just moments from the beloved Ainslie Shops, home to local favourites like Edgar's Inn, Mama Dough and the Ainslie IGA, you'll enjoy a true neighbourhood feel. Meanwhile, Braddon's vibrant dining scene and the CBD are only minutes away, offering the perfect balance between leafy tranquillity and urban convenience.

Private yet connected, charming yet spacious, this is a home designed for effortless living, and one you'll love coming home to.

At a glance:

- Privately positioned at the rear of a dual occupancy
- Secluded from the street, offering peace, privacy and security
- Three well-proportioned bedrooms, all with built-in robes
- Main bedroom complete with private ensuite
- Separate front living room with flexibility for lounge and formal dining
- North-facing, open plan kitchen, living and dining area
- Well-appointed kitchen with ample bench space and storage
- Seamless indoor-outdoor flow via sliding glass doors
- Generous North-facing rear yard
- Spacious main bathroom with separate bath and separate toilet
- Large laundry with external access
- Ducted gas heating
- Reverse-cycle air conditioning
- Secure garage, covered carport and additional off-street parking
- Quiet leafy location with close proximity to the Mt Ainslie Nature Reserve
- Within a 10-minute walk to the Ainslie Shops
- Within a 15-minute walk to Lonsdale Street, Braddon



## MORE DETAILS

Property ID 1HKNETF92  
Property Type House  
House Size 135 m2  
EER 5.5

### **Brenden Mowat 0430 403 801**

Sales Associate to Stephen Bunday and Licensed Agent |  
brenden.mowat@ljhdickson.com.au

### **Stephen Bunday 0416 014 431**

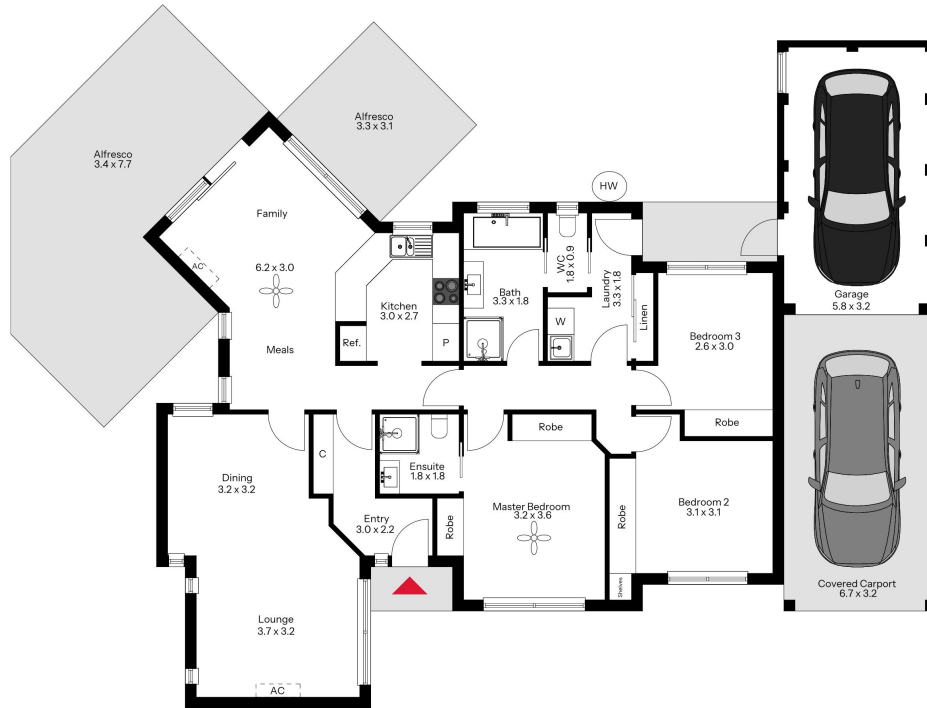
Licensed Agent & Auctioneer ACT/NSW |  
stephen.bunday@ljhdickson.com.au

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

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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