







1/71 Paterson Street, Ainslie

Nearly 100 Years Old & Still Stealing the Show

Built in 1929 and thoughtfully upgraded throughout the years, 1/71 Paterson Street presents a rare opportunity to own a piece of Ainslie history, believed to be one of Canberra's oldest duplex residences.

Blending almost a century of character with the comfort and functionality of modern living, this distinctive three-bedroom home offers an impressive 146m² of internal living on a generous 278m² block, all in an enviable position immediately beside Corroboree Park.

From the moment you arrive, the home's enduring charm is evident. Its classic exterior and established gardens set the tone for interiors that have evolved beautifully over time, with soft neutral tones, abundant natural light and thoughtful updates creating a warm and welcoming environment.

A standout feature of the home is its **two separate living areas**, providing excellent flexibility for families, entertaining or simply enjoying different spaces throughout the day. The main living room is a warm and inviting place to gather, anchored by a striking wood-burning fireplace that adds warmth and atmosphere through Canberra's cooler months. Large windows draw in natural light and

3 2 2

FOR SALE
Please Call

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

AGENCY
LJ Hooker Dickson
(02) 6257 2111

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

leafy outlooks, while the second living area provides a separate space to relax, entertain, work from home or create a quiet retreat.

The kitchen is positioned at the centre of the home, connecting naturally with the surrounding living spaces and offering generous bench space, ample storage and a practical breakfast bar. A separate laundry and powder room add everyday convenience.

Three well-proportioned bedrooms are serviced by two bathrooms, providing comfortable accommodation for families, couples or those looking for additional space for guests or working from home.

Outside, the established gardens create a peaceful private setting, with manicured lawns, mature hedging and paved areas offering plenty of space to enjoy the outdoors. With Corroboree Park right near the property, one of Ainslie's most treasured green spaces is quite literally on your doorstep.

Completing the picture is a secure double garage, adding an exceptional level of practicality to this already distinctive Inner North offering.

With its unique history, generous proportions, two separate living areas, beautifully established surrounds and coveted park side position, 1/71 Paterson Street is a home with a story, a sense of place and plenty of life still to live.

At a Glance:
- 1929-built duplex, thoughtfully upgraded throughout the years
- 3 bedrooms | 2 bathrooms | powder room
- 2-car lock-up garage
- " 2 separate living areas
- " 146m² approx. internal living
- " 278m² approx. block
- Wood-burning fireplace
- Multiple living areas
- Separate laundry
- Established private gardens
- Directly near Corroboree Park
- Self managed strata with NO fees
- Triple glazed windows
- Split System in each room
- Approx. 10 min walk to Ainslie Shops
- Approx. 4 min drive to Dickson Shopping Centre
- Approx. 6 min drive to Canberra City
- Approx. 5 min drive to Mount Ainslie walking trails
- Approx. 3 min drive to Ainslie Primary School



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.

MORE DETAILS

Property ID	1HKNMVF92
Property Type	Townhouse
House Size	146 m2
Land Area	278 m2
EER	5.5
Including	Toilets (1) Dishwasher Built-in-Robes

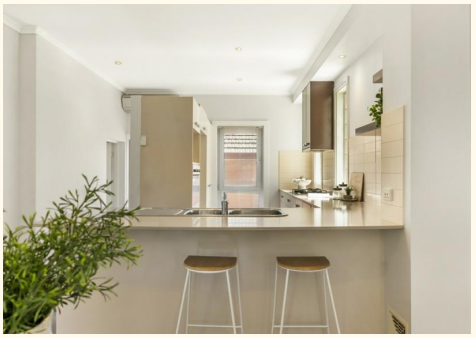
Stephen Bunday 0416 014 431
Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au











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.



Lower Level

Upper Level

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.

1/71 Paterson Street, Ainslie

LJ Hooker

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