









6/18 Angas Street, Ainslie

2 1 1

Over 55s Living Without Compromise

Positioned within a boutique complex of just seven residences, exclusively for over 55s, this welcoming townhouse offers a rare sense of community, privacy and peace. This is the kind of place where you can borrow sugar from your neighbours or go for a quick stroll for your morning coffee.

Step inside and be surprised by the generosity of space throughout. The sun filled, North facing lounge room is impressively large, providing more than enough room to entertain family and friends with ease. This area flows seamlessly into the dedicated dining area which connects to the kitchen, creating a layout designed for connection without ever feeling crowded.

The kitchen is both practical and social, featuring a generous breakfast bar that doubles as additional bench space, electric cooking, ample storage, and a large window overlooking the rear courtyard.

Accommodation includes two well proportioned bedrooms, each equipped with built in robes, complemented by a spacious bathroom with a separate bathtub, while the toilet is thoughtfully segregated for

FOR SALE
Offers Over $550,000

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Interested parties must rely solely on their own enquiries.

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privacy and convenience. Year round comfort is assured with reverse cycle air conditioning.

At the front of the home, a sunny, North facing courtyard extends your living outdoors. Whether you're hosting relaxed evening meals, enjoying a book in the sun, or tending to your garden, this welcoming space is an extension of the home's calm and comfortable lifestyle. A second private courtyard to the rear adds even more versatility.

The location completes the picture. Set in one of Canberra's most tightly held Inner North suburbs, you're just moments from the Ainslie Shops, Ainslie Football Club, and the vibrant café and dining scene of Lonsdale Street, Braddon. Picture it: a local footy match on Saturday afternoon, followed by a leisurely wander through the Haig Park markets on Sunday morning.

This is a home that offers space, sunshine, and simplicity, wrapped in a warm community setting, perfect for those seeking low maintenance living without compromise.

At a glance:
- Boutique complex of just seven, exclusively for over-55s
- Quiet, friendly community
- Large North-facing living area
- Well-appointed kitchen with breakfast bar and ample storage
- Built-in-robes to both bedrooms
- Spacious bathroom with bathtub and separate toilet
- Reverse-cycle air conditioning
- Charming, North-facing front courtyard,
- Dining room opens to rear courtyard
- Within a 4-minute walk to the Ainslie Football Club
- Within a 12-minute walk to the Ainslie Shops
- Within a 15-minute walk to Lonsdale Street, Braddon











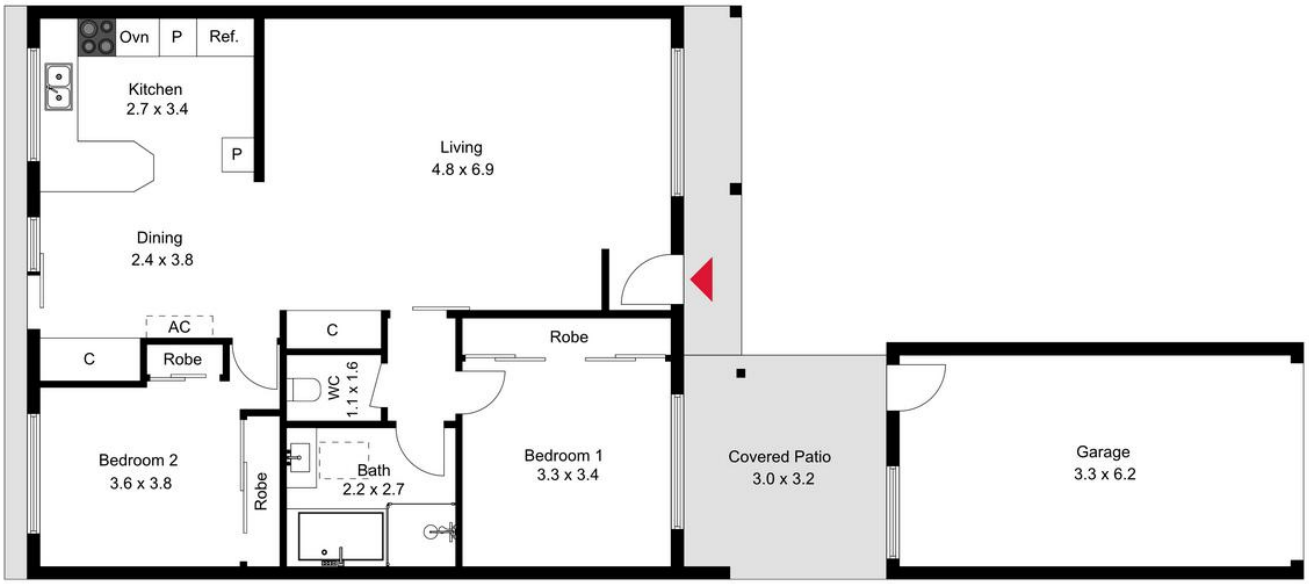
MORE DETAILS

Property ID	1HKN7HF92
Property Type	Townhouse
House Size	98 m2
EER	3

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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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