



Ainslie, 8/95A Wakefield Gardens

Live the Dream - Live in the heart of Ainslie

Nestled in a boutique development of just nine, this modern, terrace style townhouse sits on a quiet cherry blossom lined street, in the heart of Ainslie. With its sunny, north-facing frontage, views of Mt Majura and considered floorplan, this home offers the perfect blend of style and comfort in a supreme location.

The main suite, complete with a walk-in robe and ensuite, is featured on the ground floor, offering excellent privacy and separation. Upstairs, two additional bedrooms open onto a rear balcony and are serviced by a spacious bathroom with a separate shower and bath.

Upstairs you will discover the spacious open-plan lounge and dining area which is filled with natural light and extends onto the front balcony through a full-length glass sliding door. Experience year-round tranquility in this unique enclosed balcony-one of only two in the complex - perfect for soaking up the sun or enjoying a morning coffee.



For Sale
\$930,000+

View
ljhooker.com.au/1HKM2BF92

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EER ★★★★★



Disclaimer: 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.

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High ceilings throughout enhance the sense of space and airiness, while polished bamboo floors add warmth and charm to the living areas. Reverse-cycle air-conditioning and ducted gas heating ensures comfort year-round.

Living near the Ainslie Shops means you're just steps away from local treasures like the Bakehouse, a delightful French patisserie offering delicious treats, a family-friendly IGA known for its exceptional offerings, two fantastic hairdressers, and the famed Edgar's Inn. If you're anything like most Ainslie locals, half your time will be spent enjoying the vibrant community feel of these shops.

As I often say, "the only thing wrong with the Ainslie shops is trying to find a park because people come from far and wide". The inclusion of a double lock-up garage in the secure basement ensures this won't be a problem for you!

These rare townhouses don't come up often-seize the opportunity before it's gone!

At a glance:

- Boutique complex
- Large courtyard at entry
- Open plan living area opens through glass sliding doors to front balcony
- View to Mt Majura
- High ceilings
- Large main suite segregated downstairs with ensuite and walk-in-robe
- Both upstairs bedrooms have built-in-robos and access to rear balcony
- Reverse-cycle air-conditioning & ducted gas heating
- European laundry behind bifold doors
- Polished bamboo floors to living areas
- Carpet to bedrooms
- Solar hot water
- Double automatic garage in secure basement with ample space for storage
- Retractable Shaderunner covered rear courtyard offering year-round use
- Opportunity for attic space storage
- On the doorstep of the Ainslie Shops
- Within a 10-minute drive to Canberra CBD

Internal Living Area: 116sqm

Courtyard: 19sqm

Balconies: 22sqm

Garage: 35sqm



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More About this Property

Property ID	1HKM2BF92
Property Type	Townhouse
House Size	116 m ²
EER	4.5

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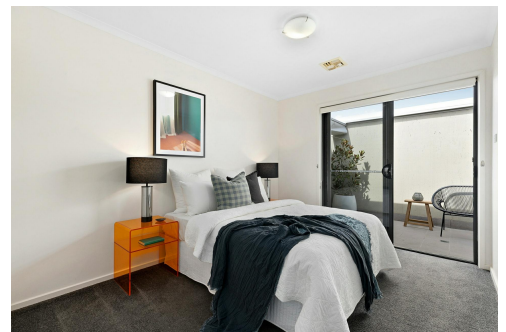
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First Floor



Ground Floor

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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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