

76 Wakefield Gdns, Ainslie, ACT 2602

Sold - 23/07/2022

House 5 3



Two Homes, One Block, Short Flat Walk to Ainslie Shops!

Auction Location: On site

Open for Inspection

By Appointment.

Located in the Wakefield Gardens Heritage Precinct and only 200m from the famous Ainslie shops, is this fabulous and unique offering. Hidden behind a private hedge, you'll find not one, but two great houses plus a studio, set on 1,205sqm of rare Ainslie earth. Being a short, flat walk to Edgars Inn and the IGA with the best cheese selection outside of France should be enough, but the bonus here is the second house and studio. The options are endless with three charming and very livable dwellings.

If you have an extended family or want to run a business from home, this could be perfect for you. There are many alternatives though you can live in one, rent the other with only one set of outgoings. The front house is the original 1930's heritage cottage which has been beautifully renovated but retains all of its character charm. It is double brick in construction with 9ft ceilings and timber sash windows. The kitchen and bathroom have been updated and there's ducted gas heating and a slow combustion fireplace. A large covered rear verandah allows for outdoor entertaining, and an enclosed carport caters for car accommodation. This house overlooks Wakefield Gardens, a lovely aspect which will never be built out.

The rear house was built in 2012 with Energy Efficiency in mind. It features hydronic in slab heating and is North facing, open plan and absolutely sun drenched. This dwelling also offers high ceilings and has double glazed windows throughout. There are two generous bedrooms, both with built-in-robies, as well as a separate study space. The studio apartment was also fitted out in 2012, is fully self-contained and approved for habitation. Surrounding all of this are beautifully established gardens serviced by a large rainwater tank and in-ground sprinkler system.

This is a rare and wonderful opportunity in a tightly held location you certainly one not to be missed.

The home.

House 1 (EER: 1.5)

- 90.5m2 approx
- 1930's heritage cottage, beautifully renovated
- Heritage features; 9ft ceilings, timber sash windows, slow combustion fireplace
- 2 bedrooms with built-in-robies
- Ducted gas heating

Listed By

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