

**18 Eady Street, Dickson, ACT 2602**



**House For Sale**

Friday, 19 April 2024

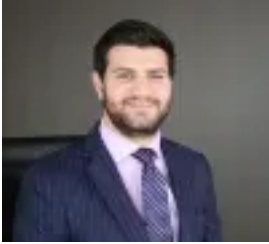
**18 Eady Street, Dickson, ACT 2602**

**Bedrooms: 3**

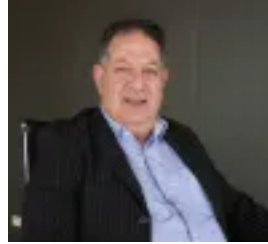
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Michael Lyristakis  
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## Auction 18/05/24

As you make your way down the driveway you will be completely enamoured by the property that is 18 Eady Street. Set amidst a large, beautiful and established English-style garden, every window on this property looks out onto lush greenery. Entering from the front porch you are welcomed into the large entry hall, adorned with solid timber floors and ample storage space. Leading to the left is a large, light filled family room that features a show-stopping Cheminee Phillips fireplace and ornate mantelpiece, large windows for flowing natural light and two sets of double doors that offer connection to the front porch and deck spaces. The large, open family kitchen is lined with solid timber floors and features stone bench tops, Bertazzoni gas cooktop, Siemens pyrolytic oven, integrated microwave, and a new Asko dishwasher - ensuring meal preparation is a breeze. Large arched windows allow light to stream into the dining room, all while having access to both the front and rear decks through glass double doors. The large master suite boasts a bright ensuite, walk in robe, and additional wardrobe. Adjacent is the spacious second bedroom that features abundant storage space, direct access to the extensive garden through stunning glass double doors, and an adjoining room that can be used as a study, multi-purpose room or even a playroom. The comfortable third bedroom provides even more space for hobbies, guests or a growing family. All bedrooms and the large family room are laid with fresh carpet. A large main bathroom, including a bathtub, and a generous separate laundry complete the home. The idyllic front garden features a sweeping brick pathway, surrounded by abundant and ornate greenery, that ambles all the way from the sun-drenched front deck towards the welcoming front porch. Through the wide gates is the extensive back garden, lined with established trees and garden beds that spring to life with flowering bulbs and shrubs as the seasons change. The large lawn area offers a special treat for the kids - a two-storey cubby house and play dome, as well as a workshop/studio. The home is ideally located and within walking distance to the Dickson Wetlands, the Dickson playing fields and Dickson college while also being a short drive to the vibrant Dickson group center and light rail. It also has near-direct access to the expansive Inner-North cycle paths.

**Highlights**  
3 bedrooms  
2 bathrooms  
Study/multimedia room  
Separate workshop  
Solid timber flooring in kitchen/dining space  
Freshly laid carpet  
Solid hardwood timber cladding  
Cheminee Phillips fireplace with ornate mantle  
Separate laundry  
Large kitchen with stone benchtops, gas cooktop and Siemens oven & new Asko dishwasher  
Energy efficient 16Kw Panasonic inverter Ducted Split System for heating and Airconditioning with remote capability  
Picturesque English cottage gardens  
Kids cubby house and play dome  
New energy efficient Stiebel Eltron 302 L heat pump hot water system  
Largest single residential block in Dickson 1172m<sup>2</sup>  
In the heart of the inner north, walking distance to Dickson, Ainslie, Downer and Hackett shops  
5 min drive to braddon/city  
Surrounded by the Dickson wetlands and playing fields  
Direct access to bike paths that run right through the inner north  
Walking distance to ainslie nature reserve  
EER 0.5  
Land: 1172m<sup>2</sup> approx  
Living: 139m<sup>2</sup> approx