

# 34 Dutton Street, Dickson, ACT 2602

## House For Sale

Friday, 14 June 2024

34 Dutton Street, Dickson, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 794 m2

Type: House



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## Offers Over: \$1,290,000+

Imagine waking up each morning in the heart of Dickson, where tranquillity and convenience converge seamlessly. This gorgeous 3 bedroom home offers a lifestyle of comfort, elegance, and incredible renovation potential. Whether you're a first-time homebuyer, a family looking for a spacious retreat, or an investor eyeing a promising opportunity, this property is sure to impress. Step inside to find a beautifully maintained and presented home, where the practical layout caters to contemporary living. The cozy carpeted living areas invite you to relax and entertain, with large windows allowing for plenty of natural light. The kitchen and dining area, adorned with terracotta tiles, form the heart of the home, boasting quality finishes and appliances, with a microwave nook and a bread pantry. The kitchen features a unique gas and induction cooktop, a dishwasher, and a front-load washer. The 3 bedrooms are generously sized and fitted with built-in robes, offering ample storage space. The main bedroom, complete with an ensuite, promises comfort and privacy with direct access to the yard. With charming timber finishes throughout the home, it feels as though your stepping into a cottage. The main bathroom exudes elegance with its stylish claw foot bathtub, perfect for unwinding after a long day. Outdoor the front garden has been beautifully cared for, offering snaps of colour to brighten your day. At the rear, the converted garage provides a versatile rumpus room with an additional study at the back, offering extra space for work or play. The secret garden-style rear yard, with lush garden beds and a quaint chicken coop, adds to the charm of this delightful home. The outdoor alfresco area is ideal for outdoor dining and relaxation. This modern home is equipped with gas ducted heating for year-round comfort, water tanks for sustainable living, and a double carport for ample parking space. With quick access to local shops, dining, and entertainment options at your doorstep, the property is also well-connected to public transport, making it easy to commute to the city centre. Features of this home include:- Three spacious bedrooms, all with built-in robes- Main bedroom with ensuite and access to the yard- Stylish main bathroom with a claw foot bathtub- Kitchen with quality appliances, including a gas/electric cooktop, dishwasher- Terracotta tiles in kitchen and dining areas- Carpet in living areas and bedrooms- Gas ducted heating throughout- Converted garage into a rumpus room with an additional study- Secret garden-style rear yard with lush garden beds and a chicken coop- Alfresco area for outdoor dining and relaxation- Double carport for ample parking space- Water tank

Key Figures:- EER: 1.5- Living Area: 128 m<sup>2</sup>- Rumpus/Study: 29 m<sup>2</sup>- Block Size: 794 m<sup>2</sup>- Age: 1968- Unimproved Value: \$937,000- Rates: \$1,200 per quarter (approx.)- Land Tax (Investor Only): \$2,250 per quarter (approx.)- Rental Estimate: Currently rented for \$780 per week until 1st August 2024

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.