

**79 HAWDON STREET, Dickson, ACT 2602**



**Duplex/Semi-detached For Sale**

Friday, 5 April 2024

79 HAWDON STREET, Dickson, ACT 2602

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 113 m2**

**Type:**

**Duplex/Semi-detached**

**For Sale by Tender - email your offer by 24/04**

To enquire, please email or call 1300 815 051 and enter code 3523How's the Serenity :)This three bedroom duplex situated directly opposite the natural beauty of Dickson wetlands is private yet close to everything the Inner North offers.Key Features:Classic Duplex Layout: 3 bedrooms and a bathroom upstairs, with water glimpses from the stairway window. There is a colourful and uplifting kitchen, lounge, dining, and laundry/toilet downstairs. Built in robes and an under-stair attic provide loads of storage. The garage provides room for a covered carpark and workshop.Good Vibrations: Not yet another boring 50 shades of white blank canvas, the retro pop decor sets the mood for peace, love and happiness.Outdoor Living: The sunny north facing courtyard, shaded by a lovely Wisteria in summer, is a perfect outdoor retreat throughout the year. Sustainability: The backyard features a veggie farm and chicken coop, reducing grocery bills and providing for a self-sufficient lifestyle. Solar Energy: The 10 KW solar panels power a 5KW reverse-cycle heating/cooling air conditioner, reducing electricity costs, and the 5.5 star Energy Efficiency Rating ensures comfort in Canberra's summer-time heatwaves and on frosty winter mornings.Convenience: Dickson shopping and restaurant precinct, Swimming Pool and Library are a 5 minute ride or 15 minute amble down the bike path. North Ainslie Primary School is at the end of the street, while Dickson and Darramalan Colleges and the Australian National University are all within walking or riding distance. Leisurely Lifestyle: The wetlands, playground and park across the road are ideal for picnics, playing games, dog-walking and birdwatching. Investment Opportunity: The delightful living space and location make the property popular with tenants, and it hasn't missed a day of income in 20 years. Dickson is a highly sought after and tightly held suburb, and such strong demand makes this a very attractive investment with consistent capital gains.For Sale by Tender : Email your offer to [79HawdonStDickson@gmail.com](mailto:79HawdonStDickson@gmail.com) by 6PM on 24 April, with your name, contact information, offer price, financing details, and proposed settlement date (preference is 30 days). To enquire, please email or call 1300 815 051 and enter code 3523