

**82 Marsden Street, Dickson, ACT 2602**



**House For Sale**

Friday, 19 January 2024

82 Marsden Street, Dickson, ACT 2602

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 922 m2**

**Type: House**



Stephen Bunday

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## Auction 10/02/2024

Auction Location: On Site Discover the epitome of family living in this expansive and enchanting Dickson residence. Tailor made for your growing family, this home promises a lifestyle of comfort and convenience. A deceptively large block in a serene, leafy street, 82 Marsden Street offers a peaceful haven while placing you just a mere stroll from the bustling Dickson Town Centre. It is here that you will discover an array of restaurants catering to every taste, major supermarkets, lively bars, and diverse shops all at your fingertips. Situated in the sought after catchment of highly regarded schools, and within walking distance to North Ainslie Primary, Lyneham High School, Emmaus Christian School and Daramalan College, this property will grow with you and your family. Set amongst vibrant nature, with proximity to the Light Rail, Dickson Pool, and Dickson Wetlands, sports grounds and bike tracks, this home really does boast an ideal locale. Furthermore, it is set in the RZ2 zone, future proofing your investment. The interior of the home is equally impressive. Boasting a total of 5 bedrooms plus a study, the main bedroom stands out with its spacious walk-in-robe and renovated ensuite. All other bedrooms are equipped with built-in-robos. Multiple North-facing living areas abound, including a generously sized separate dining room, a sunlit family room and an additional lounge room upstairs. Polished timber floors provide warmth and elegance throughout. Private sunny decks and a large pool side entertaining area provide year-round opportunities for entertaining, or your morning coffee or afternoon tippie. The renovated kitchen is a highlight with its stone benchtops and quality appliances, including a plumbed-in fridge. Comfort is ensured throughout the year with extensive double-glazing, solar passive design, and ducted reverse cycle heating and cooling. The 2.3KW Solar System on the Northern roof ensures cost-effective climate control when it's needed. Sustainability is further enhanced by a 10,000L rainwater tank. Stepping outdoors, you will discover a haven of delights. The kids will revel in endless summer joy in your very own solar-heated, in-ground swimming pool, while you watch on, sipping a cocktail from the covered deck. The expansive 922m<sup>2</sup> block ensures privacy, with well-established gardens framing the landscape. The addition of dry storage sheds hidden in the rear yard adds to the practicality of the outdoor space. There is also ample off-street parking, complemented by a tandem enclosed carport with an automatic door. 82 Marsden Street, Dickson is calling for a new family to love. With space, comfort and modern amenity abound, set in a magical location, this really is the one for you! At a glance; - Zoned RZ2 - Tandem carport with automatic door - Kitchen renovated in 2016 - Ducted reverse-cycle air conditioning and fireplace - Polished timber floors throughout - North facing living areas - Double-glazed - 10,000L water tank - 2.3KW Solar System - Main bedroom has walk-in-robe and ensuite - All other bedrooms have built-in-robos - Solar-heated in-ground swimming pool - 6-minute walk to Dickson Town Centre - In the catchment for North Ainslie Primary, Lyneham High and Dickson College