

47 Dutton Street, Dickson, ACT, 2602

House For Sale

Tuesday, 24 September 2024



47 Dutton Street, Dickson, ACT, 2602

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Antony Damiano

A Rare Find in a Prized Street

Set within one of the suburb's most sought-after pockets, a charming 1960's inspired home, designed as two separate residences, with the scope to re-integrate and create your dream family space. Enjoying a pleasant north-east aspect, the homes feature large profile windows, open-plan living spaces and peaceful garden outlooks, spread across one spacious level on a large 998sqm parcel of land. The current arrangement offers immense potential for multi-generational living, additional income or as a lucrative investment opportunity; underpinned by its desirable central location. Further potential exists to re-imagine the floor plan, extend a second level or blend into one home. Positioned close to Dickson Wetlands, Dickson College and the rejuvenated Dickson shopping precinct. A fantastic opportunity offered to market for the very first time.

Features:

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- Extended 1960's home bathed in natural light.
- Ducted gas heating.
- Air conditioning in living room and main bedroom.
- Separate formal living and dining rooms.
- Extended and updated kitchen with electric cooking and ample bench space.
- Large main bedroom with walk-in robe, ensuite and adjacent study/extra bedroom.
- Additional bedroom with built-ins.
- Original bathroom.
- Large laundry with powder room.
- Single garage with internal access.
- Access to landscaped courtyard garden with drip-fed irrigation.
- Rainwater tank.
- Gated access to neighbouring reserve.

47A

- Two bedroom, self-contained home with separate entrance through the double carport.
- Wall heater in living room.
- Split system air conditioning in living room.
- Kitchen with ample storage and electric cooking.
- Full bathroom.
- Large laundry.
- Two double bedrooms with built-ins.
- Private courtyard space with vegetable gardens and access to main garden.
- Rainwater tank.

Particulars:

Total Living: 238sqm

Block Size: 998sqm

UCV: \$1,044,000

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Living: 126sqm

Year of Construction: 1962

Rental Return: \$530-\$580 per week

EER: 2.0

47A

Living Size: 112sqm

Year of Construction: 1987

Rental Return: \$510-\$560 per week

EER: 4.0

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