



# Dickson, 59 Marsden Street

Neat & Tidy 3 Bedroom home with large backyard!

**Lifestyle:**  
Here is your chance to enjoy living without the hassle of large crowds. This very well cared for home is situated in a quiet leafy street of Downer, perfect for a couple or budding family looking to settle in to a comfortable three-bedroom home.

Location wise you feel like you are far away from it all but surprisingly you are a short walk to Dickson Shopping Centre, the light rail, public transport and so much more!

**Accommodation:**  
A very well cared for 3-bedroom home set on a large block in a leafy tree lined street. The home features lovely established gardens, lock up garage & more.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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1

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1DXGXSf92](http://ljhooker.com.au/1DXGXSf92)

**Contact**  
**Sharni Worner**  
[Sharni.worner@ljhdickson.com.au](mailto:Sharni.worner@ljhdickson.com.au)

**EER** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**

The updated kitchen is equipped with an electric freestanding oven and an abundance of storage. Each bedroom offers a built in robe as well as plenty of space.

The backyard has multiple garden beds that are freshly mulched as well as several garden sheds.

Features:

- \*Garden beds — freshly mulched
- \*Double garage
- \*Generous sized backyard, fully enclosed
- \*Electric cooktop and oven
- \*Newly laid carpet in bedrooms
- \*Sunroom off entry
- \*Bedrooms offer built in robes

Facts:

Availability: 18th of October 2023

Lease Period: 12 Months

Parking: Double lock up garage PLUS additional garden sheds

Cooking: Electric

Heating: Gas heating

This property does not comply with the minimum ceiling insulation standards

WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button (available on our website)
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER DICKSON does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS: please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

Due to COVID-19 our general processes have changed. We ask that you please submit your application online for the property through IForm ensuring you have 100 points of ID and proof of income. As soon as the property is vacant, pre-qualified applicants will be contacted to arrange an inspection. In line with current government restrictions, no more than 10 people (excluding staff) are allowed inside the property during an open home. Please observe physical distancing while waiting to view an open home.



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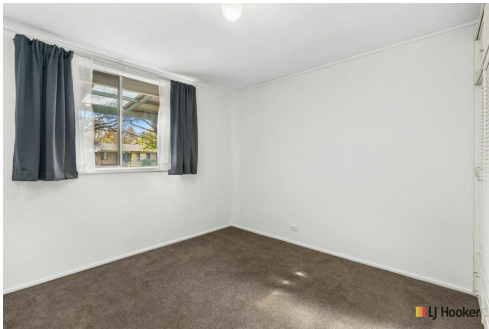
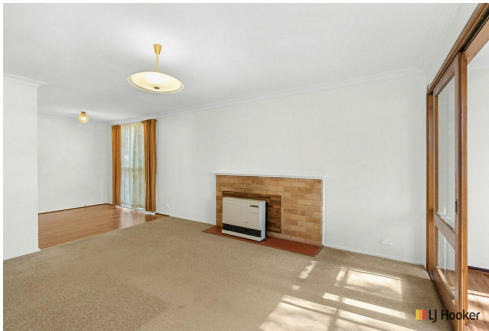
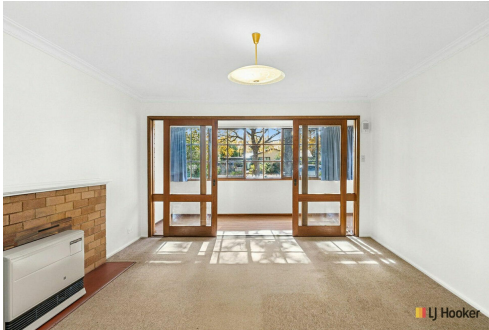


# More About this Property

Property ID	IDXGXS92
Property Type	House
Including	Toilets (1)

Sharni Worner  
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