



## Dickson, 106 Cowper Street

Cafes and Convenience: Live in the Heart of Dickson!

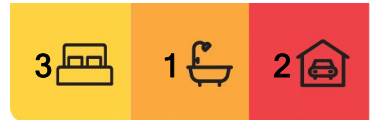
Nestled on a fantastic 790sqm block within Dickson's sought-after RZ2 redevelopment zone, and just steps from the popular Daramalan College, this solid 3-bedroom home offers exciting opportunities for renovation or redevelopment. A short stroll to the vibrant Dickson Centre, the beloved Dickson Pool, and within easy reach of the Light Rail, this is a prime location where you can lay down roots while enjoying future growth potential.

Coles and Woolworths will become your corner store, Dan Murphy's is just around the corner, and the bustling China Town precinct offers a diverse array of restaurants, cafes, and bars - this location truly has it all.

The home itself presents great opportunity. Two of the bedrooms are equipped with built-in robes, providing practical storage, while the polished pine floors add warmth and character. The home also features a gas heater, ensuring comfort through the cooler months, and a separate laundry with external access for added convenience.



**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.



**For Sale**  
Offers Over \$1,000,000

**View**  
[ljhooker.com.au/1HKM2DF92](http://ljhooker.com.au/1HKM2DF92)

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

The spacious, lawned yard offers ample room for children and pets to play, while the established gardens provide a sense of privacy from the road. An oversized garage adds extra storage space and ensures secure parking for your car-though with such a prime location, you might find yourself relying more on a bike than anything else!

The property is perfectly liveable as is-and was previously rented for \$700 per week with minimal vacancy-yet it is brimming with potential for a fresh chapter. The RZ2 zoning opens the door to additional development opportunities (subject to planning approval), allowing for a potential second dwelling with the option to sell both separately, securing your investment for the future.

At a glance:

- RZ2 redevelopment zone
- Built-in-robos to two bedrooms
- Polished pine flooring
- Gas heater
- Ethernet ports in three rooms
- Instant gas hot water
- Spacious, lawned yard
- Established, private gardens
- Across the road from Daramalan College
- Within a 5-minute walk to the Dickson Town Centre
- Within a 10-minute walk to the Dickson Interchange: Bus and Light Rail

## More About this Property

<b>Property ID</b>	1HKM2DF92
<b>Property Type</b>	House
<b>House Size</b>	102 m2
<b>Land Area</b>	790 m2
<b>EER</b>	1

**Stephen Bunday 0416 014 431**

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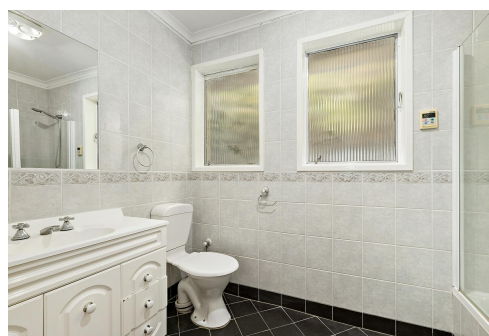
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT