







46 Dumaresq Street, Dickson

Space, Scale and Something Distinctive

With its striking architectural lines, soaring ceilings and expansive glazing, 46 Dumaresq Street makes the most of light, volume and space. Set within an established Dickson streetscape, this contemporary residence pairs a distinctive exterior with a thoughtfully designed interior, where clean finishes and carefully considered proportions create a home that feels open, inviting and exceptionally functional.

The main living area is a standout, with impressive ceiling heights and floor-to-ceiling windows drawing natural light deep into the home while framing the surrounding greenery. High-level windows further enhance the sense of scale, creating an airy atmosphere throughout the generous living and dining spaces. Designed for both relaxed everyday living and entertaining, the layout offers an appealing balance of openness, comfort and functionality.

At the centre of the home, the kitchen combines contemporary style with practical functionality. Extensive streamlined cabinetry, generous preparation space and quality appliances are complemented by a spacious curved benchtop. Glossy finishes and a neutral palette maintain the home's crisp aesthetic, while abundant storage ensures

4 2 2

FOR SALE
$1,700,000+

VIEW
Wed 25th Nov @ 5:00PM - 5:30PM

AGENTS

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the kitchen is equally suited to everyday routines and entertaining.

Accommodation comprises four generously proportioned bedrooms, each featuring individual air conditioning for year-round comfort, complemented by premium ducted reverse-cycle air conditioning to the main living areas. Natural light and leafy outlooks enhance the bedrooms, while the contemporary bathroom features a double vanity, stone benchtops, full-height tiling and a spacious walk-in shower.

Outside, the private courtyard extends the home's living space with timber decking, established planting and a striking stacked stone water feature. Practical inclusions continue throughout the property, with an oversized laundry, a walk-in storage room featuring expansive shelving and an oversized double garage with internal access. An 8.4kW solar system comprising 36 rooftop panels and a substantial 25,000-litre underground water tank further enhance the home's functionality.

With approximately 260m² of house space, the residence offers impressive proportions alongside the everyday convenience of its established Dickson setting. Local cafés, restaurants, shopping and light rail connections are close at hand, while public and private schools and colleges are conveniently located nearby. Canberra City and the wider Inner North are also readily accessible.

At 46 Dumaresq Street, distinctive contemporary architecture, generous proportions and a strong connection to the outdoors come together in a home that balances architectural impact with thoughtful, practical inclusions.

At a Glance:

- Distinctive contemporary architecture with soaring ceilings and expansive glazing
" Approximately 260m² of house space along with an oversized double garage of close to 55m², with internal access
- Four generously proportioned bedrooms, each with individual air conditioning
- Premium ducted reverse-cycle air conditioning to living areas
- Spacious living and dining areas filled with natural light
- Contemporary kitchen with curved benchtop, quality appliances and extensive storage
- Bathroom with double vanity, stone benchtops, full-height tiling and walk-in shower
- Private courtyard with timber decking, established greenery and stacked stone water feature
- Oversized laundry and separate walk-in storage room with extensive shelving
- 8.4kW solar system with 36 rooftop panels
- 25,000-litre underground water tank
- Conveniently located near schools, and colleges
- Approx. 10 minute drive to Canberra City Centre
- Approx. 3 minute drive to Dickson Interchange
- Approx. 13 minute walk to Dickson shops



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MORE DETAILS

Property ID	1HKNNUF92
Property Type	House
House Size	260 m2
Land Area	726 m2
EER	4

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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