



72 Marsden Street, Dickson

Easy Family Living in the Perfect Location!

Auction Location: Onsite Auction - 72 Marsden Street Dickson.

Set under the tranquil tree canopy of Marsden Street and walking distance to schools, restaurants, and green spaces, this home presents an exceptional opportunity for families seeking a space to grow in a highly sought-after pocket of Dickson. With a beautifully flowing layout, generous front and rear yards, and a quiet neighbourhood, it's a home that delivers a peaceful lifestyle, within arm's reach of all the city comforts.

Nestled on a generous block, this well cared for four-bedroom home feels open and inviting from the moment you step inside, with northern light filling the living spaces all year-round. The retro charm of the house has been thoughtfully updated with modern comforts, including dual-function honeycomb blinds throughout the home which help to regulate temperature and privacy. Ceiling insulation, multi-zoned reverse-cycle air conditioning, and ceiling fans further ensure comfort through every season.

The central living and dining area is the heart of the home, a bright and comfortable space for family time, entertaining or relaxing at the

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FOR SALE

Auction

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end of the day. The adjoining spacious kitchen with dishwasher, ample storage, and views to the backyard flows seamlessly from the living spaces and allows for a relaxed start to busy mornings.

Four generously sized and thoughtfully positioned bedrooms, all with built-in robes, are serviced by a central bathroom and separate toilet, comfortably accommodating a growing family. Ceiling fans and large windows create peaceful spaces to work from home, rest, or play. The main bedroom is particularly spacious and enjoys views over the leafy front garden. Set apart from the remaining bedrooms and living spaces, it provides a quiet retreat to unwind.

A large laundry with extra storage leads out to a rear deck and generous backyard. The northern aspect bathes large raised beds and established fruit trees in light, providing endless potential to grow your favourite foods and flowers. The backyard is perfect for pets, with plenty of open space for weekend barbecues, a trampoline, or an expanded veggie garden. A three-car garage allows space for a workshop, or to protect vehicles from the elements. The leafy front garden offers easy-maintenance flower beds, designed to have plants flowering throughout the year, and a raised garden bed to the front of the block creates a growing screen.

With Dickson's bustling restaurants, supermarkets, cafés, excellent schools, public transport, and open green areas at your doorstep, the location of this home is truly unbeatable. Start your day with a walk around the Dickson wetlands, spend weekends at Dickson pool or the nearby oval and playgrounds, or pause for a coffee after dropping the kids at school, a well-connected and comfortable family lifestyle begins here. Tucked away in one of the inner North's most desirable locations, this listing provides an opportunity for new owners to start their next chapter in this warm and inviting home.

Block: 694m²

Internal living: 131m²

Garage: 50m²

EER: 1.5 Stars

Rates: \$4,940 per annum

Land Tax: \$10,230 per annum (only if rented)

Key Features:

- Four well-proportioned bedrooms, all with built-in robes
- Mid-century charm with modern comforts
- Bright, light-filled living and dining spaces
- Spacious kitchen with ample storage
- Family bathroom with separate toilet
- Multi-zoned reverse-cycle air conditioning
- Honeycomb blinds throughout
- Ceiling insulation for year-round comfort
- Recently updated carpet
- Updated electricals including new fuse box
- Separate three-car garage with space for workshop
- Two garden sheds
- Landscaped block with raised garden beds
- Fruit trees including peach, persimmon, nectarine and apricot
- Bathroom and laundry renovation designs available

What's Nearby:

- Zoned for North Ainslie Primary School, just 500m from home
- Zoned for Lyneham High School, approximately 1.5 km away with an easy bike path all the way
- Zoned for Dickson College (senior secondary), close by at around 1.0 km
- Daramalan College only 500m away

- Emmaus Christian School only 300 meters away
- Childcare centres 600m away
- " Dickson Pool is only 500 meters away
- " Cafés, restaurants, and supermarkets of Dickson Shops are only around 600 meters away
- Ainslie shops only 1.5km away
- Sporting ovals, playgrounds and open green spaces are nearby (around 600 metres)
- Wetlands and walking tracks are just a short stroll away (approximately 450 metres)
- Easy access to mountain trails and nature reserves for weekend walks and bike rides (2 km)
- Public transport options are close at hand (bus stop 500 metres, light rail stop 1.3km)
- The Canberra CBD is an easy commute at approximately 3.5 km, or a pleasant 12-minute bike ride using the new Garden City Cycleway

MORE DETAILS

Property ID	2ET8FHK
Property Type	House
EER	1.5

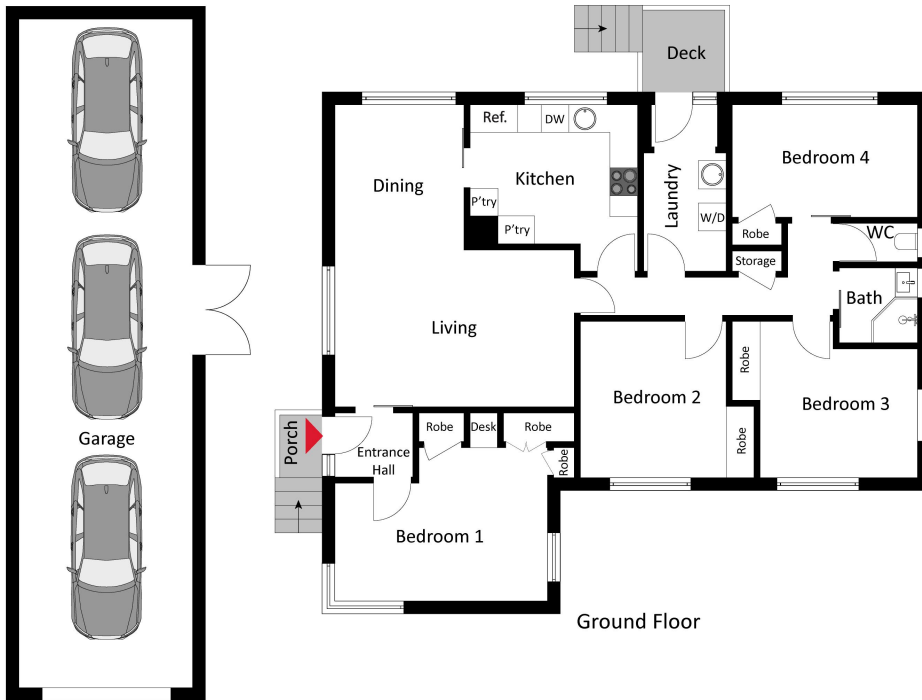
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Site Plan

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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