

**53 Dickson Drive, Middle Swan, WA, 6056**

**CHRISTIE'S**  
REAL ESTATE

**House For Sale**

Saturday, 30 November 2024

53 Dickson Drive, Middle Swan, WA, 6056

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tim Christie  
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## BUY ONE OR TWO (POTENTIAL SUBDIVISION PACKAGE)

\*\*\* Please note this property is currently tenanted, please do not enter the property without a prior arranged inspection  
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This is a prime opportunity; the 774sqm corner block is zoned R20/35, offers a rental income stream and the neighbouring property (3 Whittome St, Middle Swan) is available to purchase as a package allowing maximum subdivision potential (subject to WAPC approval).

- 4 bedroom, 1 bathroom brick & tile home
- Lounge / dining & adjoining kitchen
- Reverse cycle air conditioning
- 774sqm block with subdivision potential
- Potential to buy the neighbouring property as a package

A 4 bedroom, 1 bathroom brick home is centrally positioned with a large expanse of grass outside and inside the fully fenced back garden. Ideal for buyers wanting to upsize and savvy investors alike this property offers potential whether you decide to update the current home, rebuild, or explore subdivision options.

The home features open plan living consisting of a lounge, dining and the adjoining kitchen; this area features reverse cycle air conditioning.

The U-shaped kitchen is ideally focused on maximising storage with an abundance of overhead and floor-level cabinets filling the space, a long bench wraps around and there is a window view from the sink.

There are 4 bedrooms; the main bedroom is situated at the front of the home and includes a split system air conditioner, the remaining bedrooms run along the back of the home with a bathroom and separate w.c. nearby.

The surrounding property is straight-forward; a fenced courtyard area includes a mix of lawn and concreted areas with a garden shed and single carport.

For the investor this block may not be enough on its own, but to maximise the potential and secure a larger overall lot size the neighbouring property (3 Whittome St, Middle Swan) can be purchased as a package.