



Leased



102 Maribyrnong Avenue, Kaleen

## Versatile home!

This 3 bedroom, 1 bathroom house has several multi-purpose rooms/areas available which makes it great for a growing family, as well as a student or professional group.




The entry area offers a sunny study nook, plus a multi-purpose room which leads to the established gardens. Use it as a playroom, home office, a separate living area or even a 4th bedroom.

Upstairs offers the meals area and functional kitchen which includes electric cooking and a dishwasher. There are also 3 bedrooms (2 with robes and the 3rd with a set of drawers), a separate toilet and laundry as well as the bathroom, which includes a separate bath and shower.

Outdoors you will find established gardens with a covered deck area which offers plenty of storage. Please note that the spa is NOT for use as will need to be kept covered during the tenancy.

The garage has been converted into 2 separate studios/multi-purpose rooms which can be used as an outdoor gym, study/ office, teenagers/ grandparents retreat or whatever your tenancy requires. The possibilities are endless!

There is a covered carport as well as space for 2 more cars to park in

3  1  3 

### FOR RENT

Please Call

### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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.

 **LJ Hooker**

the driveway behind the gate.

Located within walking distance to the Kaleen shopping precinct and a short drive to the Belconnen and City centres.

Features include:

Three bedrooms

Gated entry

Single carport

Outdoor entertaining area

Multi purpose rooms

Facts:

Availability: NOW

Pets: Yes

Lease Period: 6-12 months

Parking: single carport and driveway area

Cooking: Electric

Heating or Cooling: electric heaters supplied

SPA NOT FOR USE DURING THE TENANCY

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard.

Embedded networks: N/A

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.

RENTING BOOK:

[https://www.act.gov.au/\\_data/assets/pdf\\_file/0006/2608620/The-Renting-Book-September-2025.pdf](https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-September-2025.pdf)

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 in regard to 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.

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.

EER 

## MORE DETAILS

Property ID 1HKNDAF92  
Property Type House  
EER 2.5

**LJ Hooker Dickson (02) 6257 2111**  
36 Woolley Street, DICKSON ACT 2602  
[dickson.ljhooker.com.au](http://dickson.ljhooker.com.au) | [info@ljhdickson.com.au](mailto:info@ljhdickson.com.au)



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.