



25 Rubicon Street, Kaleen

## Charming, Cozy & Full of Character - Opposite Parkland!

Welcome to 25 Rubicon Street - a picture-perfect 3-bedroom gem nestled on a 394m<sup>2</sup> cottage block, right across from peaceful green parkland. With its picket fence and storybook charm, this home is as cute as a button and ready to steal your heart!

Step inside to a warm and inviting interior that offers a lovely sense of space, and a layout that's both practical and full of potential.




Whether you're a first-home buyer, downsizer, or savvy investor, this delightful home offers an incredible lifestyle in one of Belconnen's most loved suburbs.

Enjoy morning walks in the park, coffee at the local shops, and the comfort of coming home to your own private oasis. This is easy low maintenance living with a whole lot of character and charm.

Looking to call Kaleen Home? Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

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.

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**FOR SALE**  
Auction

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

 **LJ Hooker**

3 bedrooms  
Renovated Kitchen  
New Carpet  
Ducted gas heating  
Opposite parkland  
Easy walking distance to the Kaleen Plaza  
Enclosed yard space  
Easy care, well-thought-out garden spaces, complete with entertaining decks

Rates: 3,077 pa approx.

Land Tax: \$4,621 pa approx.

EER: 0.5

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## MORE DETAILS

Property ID	2GTMF9Q
Property Type	House
House Size	103 m2
Land Area	394 m2
EER	0.5

### Tim Russell 0416 087 834

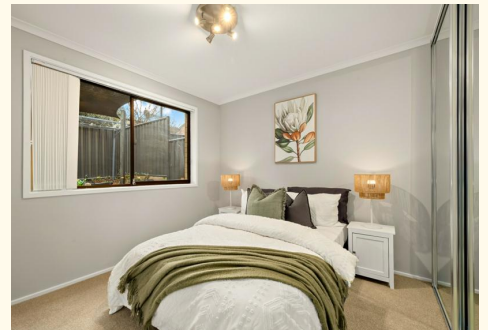
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
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### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

### LJ Hooker Kaleen (02) 6241 1922

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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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