



36 Darby Street, Kaleen

The Hard Work is Done - Just Move In!

Beautifully renovated and ready to enjoy, 36 Darby Street is a three-bedroom home that is sure to hit a note. Fresh interiors and updated finishes throughout mean all the hard work has been done - simply move in and start living.

New floors and paint throughout, along with a renovated bathroom and kitchen, help make this property an easy decision when you are looking to buy in one of the most sought-after locations in the Belconnen region.

With light-filled living spaces and a generous backyard, it's a home that ticks all the boxes for families, first home buyers, or downsizers wanting quality with nothing left to do. Add in the convenience of Kaleen's shops, schools, parks, and easy access to Belconnen and the City, and you've found a lifestyle to love.

Our sellers have made a firm decision to sell this property on Auction day, so be sure to secure your interest to avoid disappointment.

Looking to call Kaleen home?

3 1 2

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

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.



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:

- Freshly updated interiors with new flooring and paint throughout
- Renovated kitchen and bathroom
- Light-filled open-plan living areas
- Generous backyard
- Ducted Gas Heating
- Air conditioning
- established cherry tree, plum tree, and olive tree well positioned in the backyard
- Low-maintenance landscaping
- Quiet, family-friendly street
- Close to multiple schools: Kaleen Primary, St. Michael's, Giralang Primary, and Kaleen High School
- Just minutes to the University of Canberra, Calvary Hospital, AIS, Belconnen Mall, and government offices

Rates: \$3,799 pa approx

Land Tax: \$5,966 pa approx

EER: 1.0

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MORE DETAILS

Property ID	2GVVF9Q
Property Type	House
House Size	122 m2
Land Area	720 m2
EER	1
Including	Dishwasher

Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer
ACT/NSW | tim.russell@ljhooker.com.au

Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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