







9 Rubicon Street, Kaleen

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First Home Buyers, Downsizers and Investors Take Note

Going to Auction on Wednesday, the 22nd of April at 6:00 pm from our In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Positioned in a quiet, convenient pocket of Kaleen, 9 Rubicon Street presents the perfect opportunity for first home buyers, investors, or downsizers looking to secure a well-located, easy-care property.

Freshly updated with brand new paint throughout, the home feels light, refreshed, and ready for its next owner to move straight in and enjoy. Offering three well-sized bedrooms, a central bathroom, and a double garage, the layout is both practical and flexible.

Inside, you'll find two separate living areas, giving you the option to spread out, create a second lounge or media space, or keep one as a quiet retreat, ideal for families or those who value a bit of extra room.

Set on a low-maintenance block, this property is perfect for those wanting to minimise upkeep without compromising on lifestyle. At the same time, it presents a blank canvas for buyers to add their own touch, with plenty of potential to renovate, update, and truly make it

FOR SALE
Auction

AGENTS

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AGENCY

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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.

their own over time.

Location is a standout, just moments from the Kaleen local shops, making daily errands quick and easy, while also being close to schools, parks, and Belconnen Town Centre.

A smart buy in a tightly held pocket within the suburb, whether you're starting, slowing down, or investing for the future, this is one you won't want to miss.

Features:
Two separate living spaces
- maintenance yard

Double lock-up garage
Walking distance to Kaleen shops
Freshly painted throughout
Functional floorplan

Property Info:
Rates: $3,294 pa approx
Land Tax: $6,003 pa approx
EER: 4.0
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MORE DETAILS

Property ID	2H1CF9Q
Property Type	House
House Size	120 m2
Land Area	420 m2
EER	4

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