



9 Rubicon Street, Kaleen

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

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AUCTION

Wed 22nd Apr @ 6:00PM

VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

AGENTS

Tim Russell
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AGENCY

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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	102 m2
Land Area	420 m2
EER	4

Tim Russell 0416 087 834

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