






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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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

**Tim Russell 0416 087 834**

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