

18 Rubicon Street, Kaleen, ACT 2617



Sold House

Friday, 1 September 2023

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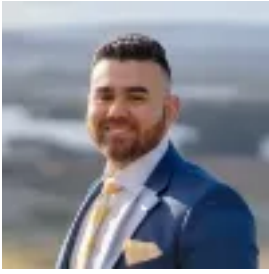
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 406 m2

Type: House



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\$815,000

Looking for a fantastic place to call home or a great investment? Step inside and you will be greeted by a spacious lounge and dining area with access to a large sun-drenched front deck. Even in winter you will be able to sit in the sun, and at night you can enjoy the cozy warmth of the slow combustion fireplace. A well-designed floor plan effortlessly accommodates day-to-day living, separating living areas and bedrooms with plenty of space to spread out and unwind. All 3 bedrooms are well-sized, with bedrooms 1 & 2 including built-in robes and the central generously sized bathroom has been renovated. An updated kitchen leads to an expansive outdoor living area overlooking parkland, perfect for enjoying meals and entertaining amidst the serenity of the outdoors. The low maintenance backyard is perfect for active families and playful pets with direct access to the adjoining parkland, walking and bike paths. Tennis courts and sports fields are just a stone's throw away. You will love the low maintenance gorgeous leafy garden with productive veggie patches and plenty of shed space. Need supplies? No worries, the footpath through the park will take you to Kaleen Plaza in only a three-minute stroll. Within walking access to Kaleen & St. Michael's primary schools as well as the University of Canberra Kaleen High School. Located within close proximity to shops, local transport, and a short drive from facilities such as the University of Canberra, North Canberra Hospital, Lake Ginninderra and Belconnen Town Centre, this property ticks all the right boxes. If you have further questions or wish to inspect this wonderful home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We are more than happy to help you with your journey to find the perfect home.

Features:

- Updated and exceptionally well-maintained home
- Open plan living and functional floorplan
- Timber laminate flooring
- Updated kitchen with modern electric appliances
- Renovated bathroom
- Separate toilet
- Separate laundry
- Split system heating/cooling
- Slow combustion fireplace
- Front timber hardwood deck
- Covered outdoor hardwood timber deck
- Low maintenance gardens
- Storage sheds
- Carport
- Vacant possession ready to move in

Property Dimensions:

- 92m² internal living
- 405m² block