



4 Frangipani Place, Jerrabomberra

## Welcome Home in the Heart of Jerrabomberra

LJ Hooker Queanbeyan | Jerrabomberra | Googong proudly presents this beautifully refreshed family home, perfectly positioned in a quiet and highly sought-after pocket of Jerrabomberra.




Offering space, comfort, and flexibility, this generous four-bedroom residence has just been updated with brand-new carpet and fresh paint throughout-ready for you to move in and enjoy from day one. Designed with modern family living in mind, the home features three separate living areas, giving everyone room to relax and unwind. Enjoy quiet moments in the formal lounge, movie nights in the spacious rumpus room, or everyday living in the expansive open-plan family area.

At the heart of the home, the well-appointed kitchen includes:

- Gas cooktop and under-bench oven
- Walk-in pantry (WIP)
- Ample cupboard and bench space

Perfectly positioned, it flows effortlessly into the family and rumpus rooms and out to the covered outdoor entertaining area-ideal for hosting gatherings or simply enjoying a quiet morning coffee. The low-maintenance yard provides a safe, leafy retreat for kids and pets.

Year-round comfort is assured with ducted gas heating and ducted

4  2  2 

**FOR SALE**  
\$1,070,000 - \$1,175,000

**VIEW**  
By Appointment

**AGENTS**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

evaporative cooling, making every season enjoyable.

#### Key Features

- " 4 Bedrooms —including a master suite with private ensuite
- 3 Living Areas —formal lounge, large family room, and separate rumpus
- " Fresh Updates —new carpet and paint throughout
- " Double Garage —secure internal access and ample storage
- Peaceful Location —quiet, leafy street close to shops, parks, and amenities

#### Ideal for Families

The home is located within the priority enrolment zones for:

- " Jerrabomberra Public School (K—6)
- " Jerrabomberra High School (Years 7—12)

Both known for their strong community reputation and convenience.

Your inspection of this generous family home is highly recommended.

Contact Michael Dyer on 0438 174 400 or email [michael.dyer@ljhooker.com.au](mailto:michael.dyer@ljhooker.com.au) for further details.

#### MORE DETAILS

Property ID	DDMHXS
Property Type	House
Land Area	787 m2

#### Michael Dyer 0438 174 400

Sales Executive | [michael.dyer@ljhooker.com.au](mailto:michael.dyer@ljhooker.com.au)

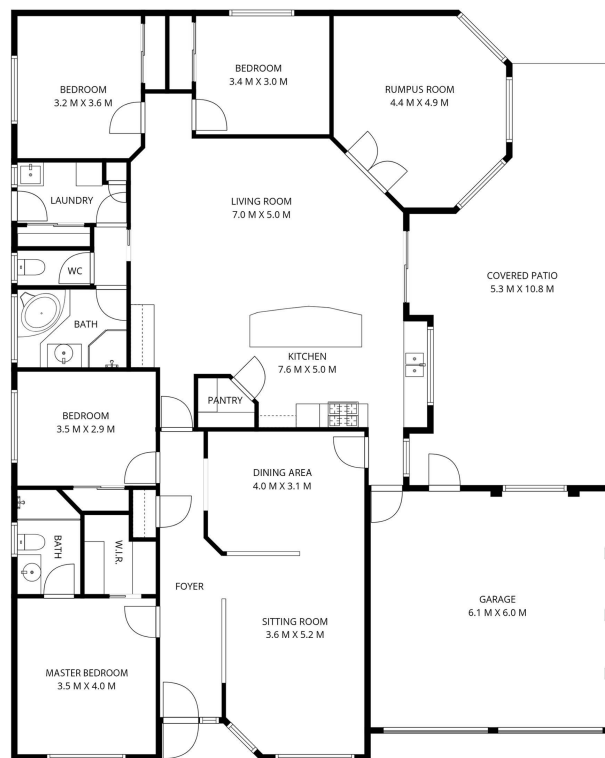
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**4 Frangipani, Jerrabomberra**

Approx. total area: 233m<sup>2</sup>  N

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REAL ESTATE

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*