



## Jerrabomberra, 40 Halloran Drive

40 Halloran Drive, Jerrabomberra - The Ultimate Family Retreat

Looking for the ultimate family home? Without doubt this stunning property has the wow factor and then some. Impressive from start to finish, you are sure to be impressed&#x2026;

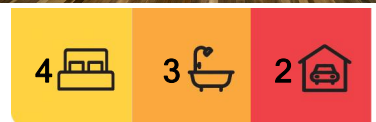
In one of Jerrabomberra's most sought-after locations. This fully renovated four-bedroom, three-bathroom home is a must see family home of the highest quality. Perfect for the largest of families... With all the creature comforts you could hope for.

The home offers a fully renovated interior that allows you to move straight in and not lift a finger. Just the ticket for those large families that have a busy lifestyle. A stunning new kitchen and sleek bathrooms ensure every detail reflects luxury and sophistication.

Spanning two levels, this is an expansive layout. Featuring a private cinema, a gym, and a



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**For Sale**  
Auction

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**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
Eoin.ryan-hicks@ljhooker.com.au  
**Tim Russell**  
0416 087 834  
tim.russell@ljhooker.com.au

**LJ Hooker Kippax**  
**(02) 6255 3888**

seamless flow between indoor and outdoor entertaining spaces. As well as, the versatile downstairs area offers excellent potential for multi-generational living.

Energy efficiency is sorted with a massive 10.5 kW solar system and double-glazed windows. Making this home eco-friendly and cost-effective.

Situated on an impressive 1,126m<sup>2</sup> block, the large backyard and outdoor entertaining spaces are perfect for kids, pets, and gatherings with friends and family.

Just moments from local shops, schools, and playing fields, everything you need is right at your doorstep. Being so close to Mount Jerrabomberra, the location offers the perfect cherry on top with walking trails and the great outdoors right at your doorstep.

So, whether you're hosting a family movie night in the cinema, staying fit in the gym, or enjoying sunset drinks, this home has it all. The modern renovations ensure you can move in and start living your dream from day one.

Don't miss this rare opportunity to own your very own slice of paradise in beautiful Jerrabomberra.

Please speak with Eoin Ryan Hicks 0424042419 or Tim Russell 0416087834 for further information or a private inspection.

#### Features:

- 3 bedrooms all with built-in-robos
- Fourth bedroom with a large dressing room
- 3 bathrooms
- 4 living areas
- Fully renovated
- New high-end appliances
- Brand new kitchen & bathrooms upstairs
- Gym
- Media/rumpus room with inbuilt ceiling speakers
- Teenager retreat downstairs
- Bifold, double glazed windows
- Lots of storage
- Gas fireplace
- Large entertainer's downstairs area with outdoor kitchen
- Workshop & a 15 AMP welding outlet
- 2 car garage with internal access
- 10.5KW solar
- Ducted gas heating
- Evaporative cooling
- 1126m<sup>2</sup> block approx.
- 319m<sup>2</sup> of living approx.
- Views to Brindabellas & Telstra Tower
- Close proximity to shops, playing fields, schools & scenic walking trails

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## More About this Property

<b>Property ID</b>	1HHBF9U
<b>Property Type</b>	House
<b>House Size</b>	319 m2
<b>Land Area</b>	1126 m2

### Eoin Ryan-Hicks 0424 042 419

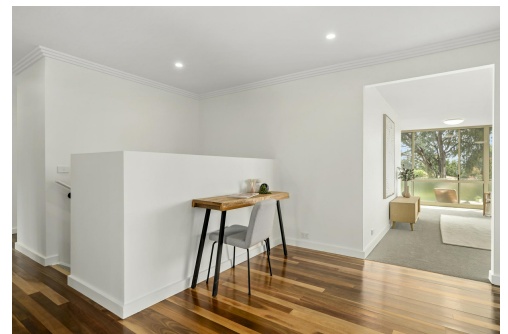
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### Tim Russell 0416 087 834

Principal | Franchise Owner of LJ Hooker Kaleen | tim.russell@ljhooker.com.au

### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kippax.ljhooker.com.au | kippax@ljhooker.com.au



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1st Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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