



7 Winter Place, Jerrabomberra

PRICE REDUCED - Family Haven with Solar Boost

Perfectly positioned in a quiet cul-de-sac in the Jerrabomberra Heights on a generous 814sqm block, this impressive five-bedroom family residence delivers exceptional space, versatility, and outdoor living in one of Jerrabomberra's most sought-after locations. Powered by a massive 12.2kw solar system!

Designed for growing families and entertainers alike, the home offers three generous living areas including a large rumpus room with insulated flooring for reduced noise transfer, creating the ideal retreat for children, teenagers, or a home theatre setup.

The well-appointed master suite includes a renovated ensuite and walk-in robe, while the remaining bedrooms are serviced by beautifully renovated bathrooms and quality finishes throughout. Timber floorboards, ducted gas heating, evaporative cooling, and abundant natural light combine to create year-round comfort.

Outside is where this property truly shines. Enjoy summer days in the heated saltwater chlorinated swimming pool, perfectly complemented by an aluminium pergola, non slip surrounds and fully compliant outdoor and pool areas. The covered entertaining deck captures

5 2 5

FOR SALE

\$1,325,000

VIEW

Sat 8th Aug @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



stunning views towards Black Mountain Tower in the ACT, providing the perfect backdrop for family gatherings and weekend entertaining.

Set on an established 814sqm block with landscaped gardens and vegetable beds, the home also caters to practical family living with side concrete access for a boat or caravan, a side carport, double garage, under-house storage, and DA approvals already in place for future extensions.

Adding further appeal is the impressive 12.2kW solar system providing excellent energy efficiency and assisting with pool heating, plus a water tank with pump for sustainable living and convenient pool filling.

Features include:

- Large five-bedroom family home on 814sqm
- Three separate living areas including rumpus room
- Renovated bathrooms and quality floorboards
- Master bedroom with ensuite and walk-in robe
- Two toilets
- Heated saltwater chlorinated swimming pool
- Aluminium pergola over pool area
- Covered outdoor entertaining deck with Black Mountain Tower views
- Double garage plus side carport
- Side concrete access for boat or caravan
- 12.2kW solar panel system
- Water tank with pump
- Established gardens and vegetable beds
- Under-house storage
- DA approvals for completed extensions
- Pool and outdoor areas compliant
- Ducted gas heating and evaporative cooling

Offering space, flexibility, and an outstanding lifestyle opportunity, this is a home designed to grow with the family while delivering exceptional entertaining and everyday comfort.

Rates - \$1016 p.qtr
Water - \$180 p.qtr
Electricity - \$3.60 (winter) Solar Enhanced

For further information or to arrange an inspection, contact Adam Sutton at LJ Hooker Queanbeyan | Jerrabomberra | Googong on 0409659917

MORE DETAILS

Property ID	DHEHXS
Property Type	House
House Size	245 m2
Land Area	804 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Evaporative Cooling
	Toilets (2)
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank
	Area Views
	Car Parking - Surface
	Carpeted
	City Views
	Close to Schools
	Close to Shops

Adam Sutton

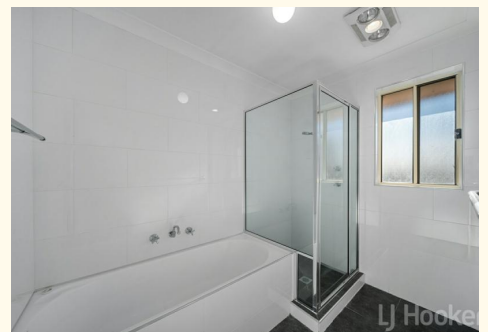
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Approx. total area: 191 m²  N

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.

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by LJ Hooker