



7 Winter Place, Jerrabomberra

MOTIVATED VENDOR ! Private inspections available - Family Haven with Solar Boost. Offers considered seriously!!

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.

5 2 5

FOR SALE
\$1,280,000 - \$1,320,000

VIEW
By Appointment

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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

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 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 two bathrooms
- 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

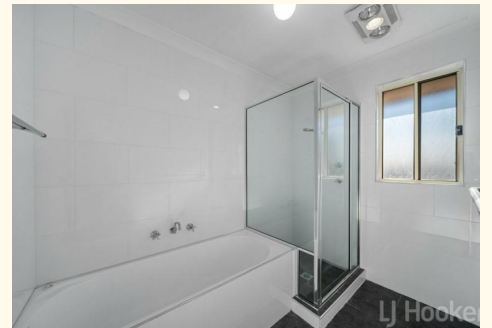
For further information or to arrange an inspection, contact Jon Stumbles at LJ Hooker Queanbeyan | Jerrabomberra | Googong on 0418 162 701

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

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Approx. total area: 191m²  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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