







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

AGENTS

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AGENCY

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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.
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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

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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.
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