






9 Halloran Drive, Jerrabomberra

## Peaceful Family Living in Jerrabomberra Heights

Set in the quiet, highly sought-after Jerrabomberra Heights, this affordable family home offers space, comfort and privacy in a tranquil bush setting. With generous interiors, multiple living zones and excellent indoor-outdoor flow, it presents an ideal opportunity for families seeking a relaxed lifestyle close to local schools, shops and Canberra.

The home showcases 9ft ceilings, picture rails and elegant sash windows with security screens throughout. A spacious living room is warmed by a gas fireplace and flows to a separate formal dining area, while French doors enhance the home's character and connection to the outdoors. The light-filled eat-in kitchen is well appointed with gas cooking, electric oven and dishwasher, catering easily to family living.

Outdoors, the landscaped gardens are a true highlight, offering privacy, established greenery and a serene bush outlook. A superb freestanding gazebo provides the perfect setting for entertaining, outdoor dining or quiet relaxation. The grounds are well suited to children and pets, with the added benefit of a sprinkler system to maintain the lawns, new side and rear fencing, and three outdoor sheds for storage.

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**FOR SALE**  
\$1,100,000 - \$1,200,000

### AGENTS

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### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

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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**

Accommodation comprises a generous master bedroom, two additional bedrooms with built-in robes (bedroom two featuring a convenient study nook), a well-appointed two-way bathroom, and a separate powder room. Additional features include ducted heating and cooling, security alarm system, external roller screens to bedrooms and bathroom, a north-facing sunroom under the roofline, and a double garage with internal access.

A thoughtfully designed home combining comfort, functionality and a peaceful bushland setting.

**Features:**

- Quiet, Jerrabomberra Heights location
- Private bush setting with landscaped gardens
- 9ft ceilings, picture rails and French doors
- Sash windows with security screens
- Spacious living room with gas fireplace
- Separate formal dining room
- Light-filled eat-in kitchen with gas cooktop & electric oven
- North-facing sunroom under roofline
- Freestanding gazebo ideal for entertaining
- Sprinkler system to lawns
- New side and rear fencing
- Three outdoor sheds
- Generous master bedroom
- Bedrooms 2 & 3 with built-in robes
- Study nook to bedroom two
- Two-way bathroom plus powder room
- External roller screens to bedrooms and bathroom
- Ducted heating and cooling
- Security alarm system
- Double garage with internal access

Rates: \$1160pq (approx.)  
 Internal Living: 291sqm (approx.)  
 Block Size: 890sqm (approx.)  
 Year Built: 1995

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

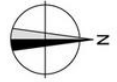
**MORE DETAILS**

Property ID                    1UH5FMF  
 Property Type                House  
 House Size                    291 m2  
 Land Area                     890 m2

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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