



9 Jay Place, Theodore

## Super-sized family home with pool on a huge block

Made for big families, this sprawling split-level 305m<sup>2</sup> home has scale, flexibility and tons of personality. Set on a huge 1248m<sup>2</sup> block with a sensational in-ground swimming pool, it spans multiple levels and living zones, ideal for families who want space and connection without living on top of one another.

Four expansive living spaces: Generous formal and informal living areas cater to modern family life. The main lounge makes an impact with dramatic raked ceilings and exposed beams adding warmth and character. From here, a series of living spaces extend across the home. The spacious dining area joins the generous kitchen, with its huge stone benches and abundant storage. From there, a bright, spacious sunroom and a separate rumpus room ensure everyone has the space to do what they love.

A huge pool on a huge block: Outside is where family memories are made. Long summer days in the oversized pool and gatherings across multiple outdoor areas will make your home the natural entertaining hub for family and friends for years to come. The rest of the backyard spreads across several distinct spaces, offering potential for future veggie gardens, play areas or a fire pit.

4 3 2

### FOR SALE

\$1,100,000+

### VIEW

Sat 21st Feb @ 11:30AM - 12:15PM

### AGENTS

Patrick Kinnane  
0430 435 330  
Patrick.kinnane@ljhooker.com.au

### AGENCY

LJ Hooker Tuggeranong  
(02) 6189 0100

Two master bedrooms for family flexibility: Set up for larger or multi-generational families, this home has not one, but two master bedrooms. The primary master boasts a walk-in robe and ensuite, and opens directly onto the pool area. The second master, also with a walk-in robe and ensuite, opens to a covered courtyard. Two more bedrooms and a practical family bathroom complete the sleeping spaces.

Convenience for busy families: Tucked away at the end of a quiet cul-de-sac, you're close to schools, shopping, parks, and a reserve, with easy access to the city via the Monaro Highway. Homes with this much space and versatility don't come along often. Make sure you don't miss out - get in touch today!

Why you'll love it:

- Expansive 305m<sup>2</sup>; split-level family home with character on huge block
- Multiple living zones including formal lounge, family room, sunroom and rumpus
- Dramatic raked ceilings with exposed beams in living areas
- Large kitchen with oversized bench, great storage, dishwasher, oven and gas cooktop
- In-ground heated swimming pool with new heat pump and retractable shade sails
- Large backyard with covered outdoor entertaining area, sunny courtyards and outdoor zones
- Two master bedrooms both with walk-in robes and ensuites
- Two additional bedrooms, one with built-in robe, serviced by practical family bathroom
- Gas heating, split-system air-conditioning, ceiling fans across living and bedrooms
- Recently installed 6.6kW solar system and new hot water system keeping bills low
- Quality custom made window treatments throughout
- Double remote entry garage with internal access plus off-street parking
- Quiet cul-de-sac close to schools, shops, parks, nature reserve and main link roads
- Block size: 1248m<sup>2</sup>;
- Living area: 266m<sup>2</sup>;
- Garage area: 39m<sup>2</sup>;
- Total house size: 305m<sup>2</sup>;
- EER: 3 Stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

EER 

## MORE DETAILS

Property ID	CSKHQH
Property Type	House
House Size	305 m <sup>2</sup>
Land Area	1248 m <sup>2</sup>
EER	3

**Patrick Kinnane 0430 435 330**

Licenced Agent | [Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)





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.

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
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 **LJ Hooker**