

**1/163 Waterfall Drive, Jerrabomberra, NSW 2619**



**Townhouse For Sale**

Saturday, 9 December 2023

1/163 Waterfall Drive, Jerrabomberra, NSW 2619

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 490 m2**

**Type: Townhouse**



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**\$895,000 - \$945,000**

With premier position on the elevated and private Waterfall Drive, surrounded by nature reserves, walking trails and with Jerrabomberra Creek and Waterhole nearby, this low maintenance dual occupancy offers the discerning buyer a rare turnkey abode that is fully immersed in the family-friendly community that is Jerrabomberra. Stunning floors, contemporary tones, and natural light combine to frame a centrepiece open plan living, dining and kitchen space that is perfectly connecting to generous undercover alfresco dining, creating the perfect setting for enviable year-round entertaining. The kitchen is central and inviting, allowing the home chef to stay well connected to family and friends whilst enjoying plentiful bench space, a large island bench, gas hob, coloured glass splashback, dishwasher, and abundant storage throughout. The main bedroom is privately set on the ground floor, boasting a good-sized walk-in robe and ensuite, whilst upstairs, the additional 2 bedrooms, both with built-in robes, share use of the main bathroom, complete with bathtub, separate shower, and large vanity with good storage, as well as a convenient separate toilet. Upstairs rooms revel in the expansive views. A double lock up garage with internal access and large internal laundry complete the home, set amongst low maintenance landscaped grounds complete with backyard spa, and ready to welcome you into this tightly knit and highly sought after Jerrabomberra pocket.\* 3 bedrooms, 2 bathrooms, and 2 car lock up remote garage\* Generous open plan living and dining, opening out to spacious undercover alfresco entertaining set amongst landscaped yard with spa \* Quality entertainer's kitchen with plentiful benchtops, island bench, feature glass splashback, gas hob, dishwasher, and plenty of storage throughout\* Downstairs main bedroom enjoying walk-in robe and good-sized ensuite + 2 additional bedrooms upstairs, both with built-in robes\* Large main bathroom featuring bathtub, separate shower, and large vanity with good storage + convenient separate toilet\* Ducted gas heating + reverse cycle air conditioning in bedrooms\* Double lock-up garage with internal entry\* Large internal laundry + lots of additional storage throughout Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.