

**15 Saltbush Parade, Tralee, NSW 2620**

LUTON

**House For Sale**

Friday, 3 November 2023

15 Saltbush Parade, Tralee, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Adrian Giampietro

**\$795,000**

Experience the luxury of a brand-new home designed for low-maintenance living, making it the ideal lock-up-and-leave option for those busy weekends. Upon entering the home is the master bedroom with a walk-in robe and an ensuite, continuing down the hall wall is an open plan dining, living and modern kitchen continuing in to a well sized study room. Completing the floorplan are two more spacious bedrooms, main bathroom, laundry with external access and single car garage. This home is conveniently located within a 7-minute drive to Jerrabomberra High School and Jerrabomberra Shops. Only a 13-minute drive to Canberra Outlet Centre and a 15-minute drive to Fyshwick Fresh Food Markets. Just a 25-minute drive to Canberra CBD. "South Jerra will be renowned for its amenity throughout the region, which includes an extraordinary Town Park and Community Centre facility. It will include a splash park, formal and nature play areas, a learn to ride facility and more. The 3 hectare Dog Park and Community Orchard frame the eastern boundary of the estate and include shelters, BBQ facilities and small & large dog areas. A future pump track, mountain bike trails and skate park are planned for the estate. Residents will be able to enjoy walking trails through the Stewardship site which have exceptional views across the Brindabellas and other scenic icons within the region. The estate is also located on the door step of the Queanbeyan - Palerang Regional Sports Complex and Jerrabomberra schools. "Features: - A single-level, low-maintenance residence- Well-appointed kitchen with 20mm stone benchtops and ample storage- Master bedroom with a walk-in robe and an ensuite- Two additional bedrooms with built-in robes - Stylish bathrooms with floor-to-ceiling tiles, high-quality fixtures, and wall mounted vanities - Combination of timber flooring and carpet throughout- Ducted reverse cycle heating and cooling system- Single-car garage with internal access- Living space: 129 m<sup>2</sup>- Garage: 20 square m<sup>2</sup>- Total house size: 149 m<sup>2</sup>- Block size: 247 m<sup>2</sup>- Year built: 2023- Annual rates: \$2,104