

# 17 Myrtle Close, Jerrabomberra, NSW 2619



## House For Sale

Friday, 2 February 2024

17 Myrtle Close, Jerrabomberra, NSW 2619

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 936 m2**

**Type: House**



Dan McAlpine  
0401005282



Will Peterson  
0481571404

**\$1,875,000 - \$1,950,000**

Situated in a prime location within the highly coveted Waterfall Ridge, this residence boasts superior qualities, contemporary finishes, and a remarkable connection with nature, providing a distinctive living space with serene ambiance and enviable entertaining facilities at its core. The harmonious interplay of sunlight, lofty ceilings, and expansive panoramic views serves as the backdrop to versatile living areas, encompassing a formal lounge, formal dining, and an open-plan meals/living hub seamlessly linked to both the well-appointed kitchen and a captivating outdoor entertaining space. This outdoor area features a sparkling pool and direct access to a reserve. The well-designed kitchen is an inspiring haven for culinary endeavors, equipped with a walk-in pantry, a 900mm wall oven, electric cooking facilities, 40mm stone benchtops, sleek two-tone cabinetry, premium fittings, and a glass splashback. On the upper level, the primary suite offers a secluded and spacious retreat, featuring scenic views from a private balcony – an ideal spot for morning coffee. The suite also includes an extensive walk-through robe and a resort-style ensuite with a twin sink vanity, a separate shower, and a spa bathtub. A bespoke main bathroom, complete with a bathtub, separate privacy shower, twin sink vanity, and striking wooden cabinetry, is complemented by a separate powder room and a downstairs bathroom to cater to the four additional bedrooms, all furnished with built-in robes. The residence is further enhanced by a large laundry and a double remote garage with internal entry, culminating in a range of amenities. The quality features and finishes of this property warrant an inspection to fully grasp its appeal, all set in the family-friendly Jerrabomberra enclave, exemplifying the essence of bush capital living.\* 5 bedrooms, 3 bathrooms, 2 car lock up garage with internal entry and swimming pool, on 936sqm elevated block\* Formal living and dining spaces + open plan living and meals sharing perfect connection with both kitchen and outdoor entertaining\* Designer kitchen featuring walk-in pantry, 900mm wall oven, induction cooking, 40mm stone benchtops, sleek two-tone cabinetry, high end fittings and glass splashback\* Resort style main suite with large private balcony, expansive walk-through robe, and dressing room, and feature packed ensuite, complete with twin sink vanity and spa bath + 4 additional bedrooms, all with built-ins including 2 additional oversized bathrooms\* Main bathroom with bathtub, separate privacy shower, twin sink vanity and bespoke wooden cabinetry + additional downstairs powder room with own private shower\* Ducted vacuum, reverse cycle heating/cooling, alarm system\* Extensive outdoor entertaining includes elevated deck and sparkling pool, adjacent to reserve with sweeping vistas 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.