

**2/1-7 Torpy Place, Jerrabomberra, NSW 2619**

**Townhouse For Sale**

Thursday, 11 January 2024



2/1-7 Torpy Place, Jerrabomberra, NSW 2619

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$645,000 - \$655,000**

Located in a lovely quiet pocket of Jerrabomberra in a tree-lined street is this single-level, 3-bedroom townhouse ready for your immediate occupation. The open plan design allows for a spacious living and dining area, with plenty of space for a sizable lounge suite and dining table. The room benefits from natural light thanks to the large windows on either side. The kitchen is ideally positioned and features a breakfast bar, a large pantry, and a dedicated space for the fridge. Running off the main living room is the large and freshly renovated laundry, that includes ample storage and a stylish exposed brickwork, as well as internal access to the garage and additional access to the rear courtyard. The bathroom has been fully renovated and features a contemporary design with a floating vanity, large bathtub, fully frameless shower screen, brushed nickel taps and fittings, as well as a recessed mirrored shaving cabinet that matches the vanity. The space is elevated by the extra large floor and wall tiles and dual towel rail. Privacy is ensured with frosted glass and block-out blinds. The toilet is located next to the bathroom in a separate room. Accommodation is made up of 3 well-sized bedrooms, with the 2 rear bedrooms featuring built-in robes. The front room has the benefit of two separate doorways, offering increased versatility with the room as an office or additional living space. The townhouse includes a sizable rear courtyard that is fully fenced, making it an ideal option for pets or children to play in. In addition to the courtyard, the complex backs onto public parks and walking trails and offers direct access to these to the rear. These same walking trails lead straight to the ever-popular and highly sought-after Jerrabomberra Primary School. The suburb now also offers schooling, thanks to the newly opened High School located a short walk away. Jerrabomberra's tranquil ambiance and proximity to the local shopping center enrich daily life. The suburb features an abundance of natural greenery, local parks, established trees, and sports fields. Shopping is made easy thanks to the long-established Woolworths and the recent addition of Aldi. Local eateries include a range of cafes, restaurants, and bakeries. Daily amenities are well supplied, with a post office, doctors surgery, and dentist all within the suburb. Features: Single garage with internal access and remote control External privacy blinds to living area and kitchen Fully fenced rear courtyard with water tap and washing line Double roller blinds throughout Split system heating and cooling Renovated bathroom Separate renovated laundry Recently replaced carpet Recently repainted Laminate flooring in living areas New ducted rangehood Electric cooktop and oven Boutique complex of 8 townhouses Figures: Council Rates \$2,585pa Strata Levies \$2,444pa