

2/9 Coral Drive, Jerrabomberra, NSW 2619



Sold Townhouse

Friday, 1 March 2024

2/9 Coral Drive, Jerrabomberra, NSW 2619

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$960,000

Impressively proportioned, exceedingly versatile and beautifully appointed, this single-level townhouse presents a fully-optioned family lifestyle opportunity, rich in modern appeal and ideally situated with the area's key amenities all within easy reach. With meticulous attention to detail, the townhomes refined interior showcases a dedicated and enormous front lounge and dining with cathedral ceiling, and a versatile open-plan living/meals area complemented by a gourmet kitchen that it is bathed in light during the day by a large skylight and is appointed with 40mm stone benches, an under bench sink, a large breakfast bar, generous storage, pendant lights and quality appliances including a 900mm SMEG electric oven/6 burner gas cooktop, an Electrolux canopy rangehood, an integrated convection microwave and a Fisher and Paykel two-drawer dishwasher. Further emphasising its fine family credentials is a large master bedroom with external access, feature pendant reading lights, extensive robing with clever storage solutions, and a deluxe ensuite with a large shower with rain shower head plus handheld shower head, heated towel rails, a floating vanity, side storage cabinets and quality black tapware, together with two additional bedrooms, equally-stylish main bathroom, and a large laundry. Completing the picture is a large outdoor alfresco area and sizeable backyard with established gardens to enjoy, plus a handy storage shed. Enhanced by ducted reverse-cycle air-conditioning, a continuous flow gas hot water system, quality window furnishings, hardwood floors and a remote-control double garage with internal entry. This is a home you will be proud to own. Situated in a well-cared-for and family-friendly complex, there are picturesque parks and playgrounds throughout the neighbourhood which is connected by kilometres of walking and bike paths. You will also live only moments from Jerrabomberra Primary, childcare and Jerrabomberra Village shopping centre while the Queanbeyan Hospital is less than 15 minutes away. For even further convenience, your morning commute will take less than half an hour to Canberra CBD.

Strata plan: 63618
Body corporate manager: Ian McNamee & Partners Pty Ltd - (02) 6297 5789
Body corporate fees: \$1,039.51p/q (approx.)
Rates: \$2,442.04p/a (approx.)
Unit UV: \$151,085.00
Townhouse size: 172m² (approx. including garage)

Why this townhouse is solely for you:

- * Beautifully refurbished three-bedroom townhouse where all the renovations have been completed with care, providing every possible comfort
- * Placed within a meticulously maintained and welcoming community
- * Stunning landscaped gardens enhance the already beautiful street appeal
- * Single level design
- * Two large living areas including an enormous sun filled front lounge and dining which can be used as a formal lounge or combined lounge/dining and features a cathedral ceiling and large windows providing an irresistible connection with the greenery outdoors
- * A versatile open plan living/meals area complemented by a gourmet entertainer's kitchen and bathed in light during the day by a large 1.5m sky window
- * The gourmet entertainer's kitchen (renovated in 2019) is in a central position creating a desirable distinction between the formal light-filled living/dining zone and the family/meals area, and is appointed with 40mm stone benchtops, an under-bench sink, a large breakfast bar, generous storage with soft close drawers, pendant lights and quality appliances including a 900mm SMEG electric oven/6 burner gas cooktop, an Electrolux canopy rangehood, an integrated convection microwave and a Fisher and Paykel two-drawer dishwasher
- * Glass sliding doors open to an alfresco patio with a gable roof pergola, lighting and cafe blinds
- * You're sure to create lasting memories gathered around the outdoor fire pit
- * Perfectly landscaped courtyard garden with three established mop-top trees, a manicured grassed area, a 3m x 1.5m shed and secure high fences offer unspoiled privacy
- * Three well zoned bedrooms offer calm refuge and family harmony
- * The large master bedroom offers external access, feature pendant reading lights, extensive robing with clever storage solutions, and a deluxe ensuite with a large shower featuring both a rain shower head plus a handheld shower head, heated towel rail, modern in-wall toilet, floating vanity, floating side storage cabinets and quality black tapware
- * Both of the other bedrooms are light-filled double bedrooms offering built-in robes
- * Sparkling fully-tiled central bathroom with a floating vanity, stylish black fittings, a chic freestanding bath, a shower with nook in the wall where bath products can sit, heated towel rails, under tile heating, a mirrored cabinet, and a separate toilet with an adjoining powder room with a floating vanity and matching black tapware
- * Laundry with bench, built-in storage and a door that allows for easy access to the outdoors
- * A fresh colour scheme throughout enhances sense of light and space
- * Toshiba ducted reverse-cycle air-conditioning maintains comfort throughout the year
- * Rinnai Infinity 24 continuous flow gas hot water system
- * Quality window furnishings
- * A 6.6kW solar system with 5kW Growatt inverter contributes to lower electricity bills and a decreased carbon footprint
- * An alarm system safeguards your assets and ensures peace of mind
- * Spacious double garage featuring an automatic panel door and convenient internal access
- * Offering a convenient proximity to Jerrabomberra Primary School, childcare facilities, nearby shops, John Palmer Park Pond, David Madew Oval and Park, Jerrabomberra Skate Park and Tennis Club, as well as the

Jerrabomberra Mountain Reserve with its scenic walking trails