

# 29 Nicholii Loop, Jerrabomberra, NSW 2619



## House For Sale

Sunday, 10 March 2024

29 Nicholii Loop, Jerrabomberra, NSW 2619

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Brenden Blewitt  
0262808808

**\$1,650,000 - \$1,700,000**

Positioned atop a tranquil loop, this distinguished family home offers a retreat from the everyday hustle and bustle. Upon stepping inside the grand entrance foyer you are lead to the upper level where the heart of the home awaits. To the right, an expansive open-plan kitchen, family, and dining area welcomes you with sweeping views of both the city skyline and the reserve beyond. The kitchen features modern appliances, stone bench tops and a convenient walk-in pantry. Relax and unwind in the cosy family room, complete with a slow combustion wood fireplace and access to a balcony boasting views to the city. Adjacent, the elegant formal lounge and dining areas offer a quiet place to relax with guests, with the dining room connecting to the covered and private outdoor entertaining space. Retreat to the spacious main bedroom, boasting a large walk-in robe and a private ensuite for added convenience and comfort. Down the hall you will find bedrooms two, three and four, as well as the main bathroom, the separate toilet and the laundry. Heading downstairs you will find a versatile lower level, featuring a large rumpus room, the fifth bedroom and the third bathroom, providing an ideal space for guests or extended family members. Plus, with separate entry, privacy is assured. Experience comfort in every corner of the house with zoned ducted reverse cycle air conditioning, ensuring optimal temperature control throughout the year. Furthermore the added benefit of having ducted vacuuming throughout will make cleaning a breeze. Storage will never be an issue in this home thanks to the oversized double garage, three separate storage rooms, and an expansive workshop, providing plenty of space for all your belongings and projects. Outside, the landscaped gardens are low-maintenance and feature two vegetable garden areas, perfect for green thumbs. Additional amenities include an 8000lt water tank, a 1000lt water tank and direct access to the reserve for those looking to explore. Features: • Ideal family home in quiet loop street • Open-plan kitchen, family, and dining area with city and bushland views • Kitchen features stone bench tops, and a walk-in pantry • Family room and dining with slow combustion wood fireplace and balcony access • Formal lounge and formal dining areas • Main bedroom with walk-in robe and ensuite • Three additional bedrooms, main bathroom and laundry on upper level • Versatile lower level with rumpus room, fifth bedroom, and third bathroom • Separate entry for privacy on lower level • Zoned ducted reverse cycle air conditioning • Ducted vacuuming • Oversized double garage • Three storage rooms and large workshop • Low-maintenance landscaped gardens • 8000lt and 1000lt water tanks • Direct access to reserve • Block 801m2 Make sure you take the time to view this property as you don't want to miss the chance to call this exceptional property home. **DISCLAIMER** Although all care is taken in the preparation of any information (including property information) and content provided in this document, it does not constitute business, financial or real estate advice and is provided for general information purposes only. Blewitt Properties does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability arising from reliance thereupon. Please see the Blewitt Properties terms and conditions at [www.blewittproperties.com.au](http://www.blewittproperties.com.au) for a more detailed disclaimer.