

# 7 Lawson Place, Jerrabomberra, NSW 2619



## House For Sale

Saturday, 2 December 2023

7 Lawson Place, Jerrabomberra, NSW 2619

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1288 m2**

**Type: House**



Grahame OBrien  
0418625437



Tim Ngo  
0416543885

**\$1,250,000**

Nestled in a quiet cul-de-sac is this charming 4-bedroom family home with a beautiful established gardens that are well-positioned with elevated views of the nature reserve. Boasting a coherent open-plan design, this residence offers high ceilings, and generous living spaces accommodating the diverse needs of every family member. As you step into the front entry, you will be amazed by the spacious lounge and living room, adorned with expansive windows boasting an abundance of natural light, and lush greenery with elevated views from the wrap-around timber decking. The chef-designed kitchen shares those wonderful views and is equipped with a gas cooktop, a large benchtop for meal preparation, and ample storage space. This kitchen offers the perfect setup for fostering connections with your loved ones whilst creating delicious meals. The well-thought-out design of segregated bedrooms offers privacy with the main suite featuring an ensuite and a walk-in robe. The home offers an oversized double garage plus an extra room, ideal for a home office. Plus, there is a separate workshop situated privately downstairs looking into a beautiful garden view – an ideal setting for hobbies or personal creativity projects. Located within the sought-after 'Homestead Rise' surrounded by nature reserves and close proximity to the local shop offering every family's essential needs including schools, cafés, quality parklands, hiking trails and more. With all the features this home offers, it ticks all the right boxes for you and your family. This is the opportunity you do not want to miss. Features: • Large 1288m<sup>2</sup> block. • Secluded location with a parkland view. • Elevated outdoor living with an expansive timber deck. • Established garden and quality landscaping. • Evaporative cooling and ducted gas heating. • Wood fireplace. • Double lock-up garage with an extra room; ideal for home office. • Hobbies/personal projects workshop. • NBN connectible. • Quality gas cooktop and appliances. Essentials: • Living size: 207 m<sup>2</sup> • Garage: 41 m<sup>2</sup> • Total area: 248 m<sup>2</sup> • Block size: 1288 m<sup>2</sup> • Rates: \$4,024 p.a approx. • Year built: 1994 (29 years)