

**8/17 Elm Way, Jerrabomberra, NSW 2619**



**Townhouse For Sale**

Saturday, 9 March 2024

8/17 Elm Way, Jerrabomberra, NSW 2619

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 79 m2**

**Type: Townhouse**



Bradley Hall  
0420304431



Brad O'Mara  
0402343771

## By Negotiation

This 2-bedroom, low maintenance, single level townhouse with lock up garage is ideally located within walking distance to shops and local schools. On entering the townhouse, you are met with a spacious open plan dining and lounge area that is tiled for easy cleaning. One Nano-X reverse cycle air-conditioning unit in the lounge room, and one in the main bedroom. The Nano-X air-conditioners are not only reverse cycle but they also filter the air of allergens. There is also a gas wall unit heating in the lounge dining area. During the winter enjoy the abundance of natural sunlight entering the living areas and bedrooms. This open plan living is adjacent to the galley style kitchen which has a dishwasher, electric oven and cooktop, rangehood, good sized pantry and plenty of cupboard space. The bedrooms are carpeted and are generous in size with built in robes. The main bedroom has a walk-in robe and direct access to the bathroom. Enjoy relaxing in the bathroom after a hard day's work in the spa bath. There is a large backyard that is north facing providing a sun-baked area for entertaining or relaxing on your days off, or just a break if working from home. The backyard is enclosed with Colourbond fencing for pets if needed. Features Include:

- 2 Bedrooms with built in robes.
- Large rear yard
- The lounge room and main bedroom have ceiling fans.
- Bathroom with spa and shower
- New toilet and vanity in bathroom.
- Kitchen with quality dishwasher, electric stove and rangehood.
- Carpeted bedrooms
- Tiled living area
- Lockup Garage with car space in front
- Gas Connection
- Separate laundry
- All windows and doors have security screens and locks.
- Visitor parking in complex
- Strata approx \$537 per quarter
- Rates approx \$583 per quarter
- Potential rent of \$520 - \$550 pw

Don't miss this opportunity to make this place your new home.