

**9/17 Brudenell Drive, Jerrabomberra, NSW 2619**



**Townhouse For Sale**

Thursday, 14 March 2024

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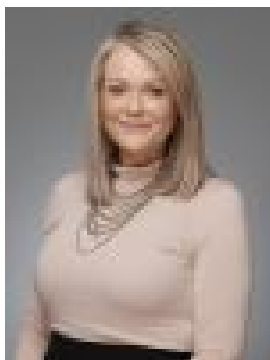
**Bedrooms: 2**

**Bathrooms: 1**

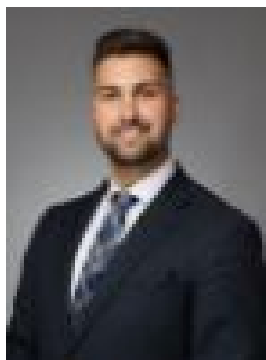
**Parkings: 2**

**Area: 76 m2**

**Type: Townhouse**



Alexandra Ahkey  
0262970005



James Davis  
0262970005

**\$630,000**

The Details: Tucked away in the quiet rear of this development, just moments from Jerrabomberra Marketplace, Suppetto Café, and Jerrabomberra Primary School, this charming townhouse offers single-level living with a serene backdrop of walking paths and a pond. Inside, the open plan living area boasts elegant timber floors and split system air conditioning for optimal comfort. Step outside to the picturesque rear courtyard, complete with a covered deck, river stones and turf and a cosy fire-pit. Features include two bedrooms with ample wardrobes, a bathroom with a bath tub, corner shower, and Tastic heat lamps. The functional kitchen is equipped with an electric cooktop and under bench oven. Additional amenities include split system air conditioning in the living area and main bedroom, block-out curtains, Crim-safe mesh on access doors, a linen cupboard in the hallway, a covered carport with an additional parking space at the front door, two private courtyards, and a storage shed in the front courtyard with drive-in access through double gates. Experience the perfect blend of convenience, comfort, and tranquillity in this delightful townhouse. Currently rented until the 30th of January 2025

The Facts: - 2 bedrooms, each with wardrobes - Bathroom with bath tub, corner shower, Tastic heat lamps and display shelving - Functional kitchen with electric cooktop and under bench oven - Split system air conditioning in living and main bedroom - Block out curtains - Crim-safe mesh on access doors - Linen cupboard in hallway - Covered carport plus additional car park at your front door - 2 private courtyards - Storage shed in front courtyard, plus drive-in access through double gates.

The Numbers: Living: 76m<sup>2</sup> (approx.) Aspect: North-Facing to the rear covered deck Built: 1991 (approx.) Council Rates: \$596.00 p.q (approx.) Strata Levies: \$550.00 p.q (approx.) Strata Manager: Ian McNamee & Partners Rent potential: Currently rented at \$560.00 p.w