

# 16 Sunray Street, Tralee, NSW 2620



## House For Sale

Friday, 5 July 2024

16 Sunray Street, Tralee, NSW 2620

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 365 m2

Type: House



Jonathan Irwin

**\$1,065,000**

This home is the ideal excuse not to build! Featuring a high quality construction, extensive inclusions and a thoughtful design perfect for modern family life and multi generation living. It really is a must see. THE HOME Designed with family life at the centre, the home is a case study in flexible living, maximising natural light and optimisation of the chosen site. Two distinct living areas offer a space for every occasion. There is a more formal living room plus a flexible and open plan family/meals room positioned adjacent the kitchen and the covered alfresco area, making it the ideal space for everyday family life. An entertainer's dream, the kitchen has a flowing layout and is beautifully finished with a butlers pantry, soft closing cabinets, generous stone bench tops and quality Bosch appliances, including a 900mm induction cooktop and dishwasher. The master suite is spacious and benefits from a built-in robe plus walk-through robe and a sleek ensuite bathroom with twin sink vanity and mirror cabinets. The other three bedrooms are spacious and include mirror wardrobes. The fourth bedroom is located on the ground floor and is serviced by a full (3rd) bathroom making it ideal for guest accommodation, teenager or extended family. The spacious family bathroom features a separate toilet, bathtub and floor to ceiling tiling. Outside there is nothing to do. The lush landscaped gardens are easy care and features automatic irrigation. The secure turfed rear yard is child and pet friendly plus the covered alfresco area is the perfect extension to the home's internal living space and the ideal spot to take in the sunsets. THE LOCATION 'South Jerra' will be renowned for its amenity throughout the region, which includes an extraordinary Town Park and Community Centre facility. It will include a splash park, formal and nature play areas, a learn to ride facility and more. The 3 hectare Dog Park and Community Orchard frame the eastern boundary of the estate and include shelters, BBQ facilities and small & large dog areas. A future pump track, mountain bike trails and skate park are planned for the estate. Residents will be able to enjoy walking trails through the Stewardship site which have exceptional views across the Brindabellas and other scenic icons within the region. The estate is also located on the door step of the Queanbeyan-Palerang Regional Sports Complex and Jerrabomberra schools. Source - Village Building <https://southjerra.com.au/lifestyle/SUMMARY> As new & ready for immediate occupation 3rd bathroom on ground level adjacent to 4th bedroom - multi generation friendly Two separate living areas - formal living room & open plan family/meals area Gourmet kitchen with butler's pantry, Bosch appliances incl. 900mm induction cooktop & dishwasher Master bedroom features an ensuite with mirror cabinets & twin sinks plus a built-in robe & walk-through robe Mirror built-in robes in bedrooms 2, 3 & 4 Sleek bathroom finishes incl. floor to ceiling tiling & waterfall shower heads Mitsubishi zoned & ducted reverse cycle air conditioning LED down lights High ceilings Abundant storage including under stairs Double glazed windows & sliding doors Solar panel system Security system Rinnai 'Enviroflo' heat pump hot water 2000L slimline water tank Quality landscaping including stone retaining walls Fully fenced & child/pet friendly backyard Double garage with internal access & remote opening 4km to Regional Job Precinct & Jerrabomberra High School 5.8km to Jerrabomberra Village Shop & Jerrabomberra Primary School Living: 175.86m<sup>2</sup> Garage: 35.2m<sup>2</sup> Alfresco: 10.12m<sup>2</sup> Porch: 3.93m<sup>2</sup> Total: 225.11m<sup>2</sup> Block: 365m<sup>2</sup> Rates: \$932 per quarter Build: 2023 All figures are approximate For more information, please contact Jonathan Irwin by submitting an enquiry form or calling 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.