

**55 Rosewood Gln, Jerrabomberra, NSW, 2619**



**House For Sale**

Wednesday, 14 August 2024

55 Rosewood Gln, Jerrabomberra, NSW, 2619

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Elegant Living in Rosewood Glen, Jerrabomberra

Rates: \$3,891.48 per annum

Block Size: 596m<sup>2</sup>

Year of Build: 2000

Nestled in the tranquil and highly sought-after Rosewood, this single-level, fully renovated residence in Jerrabomberra exudes luxury and comfort. The moment you step inside, you'll be greeted by the open-plan design that seamlessly connects the family, dining, and kitchen spaces. The kitchen is a true centrepiece, featuring a stylish colour scheme, ample storage, stone benchtops, a breakfast bar, gas stovetop, oven, and a Bosch dishwasher-perfect for both everyday living and entertaining.

The home's thoughtful layout includes a formal living area at the front, offering a quiet retreat for relaxation or hosting guests. The master bedroom is a private oasis, complete with built-in robes and a beautifully appointed ensuite. Three additional bedrooms provide ample space for family members or guests.

Modern comforts are at your fingertips with brand new ducted and zoned reverse cycle air conditioning ensuring year-round comfort, while a new Rinnai Gas Infinity hot water system provides endless hot water on demand. Outside, the wrap-around yard offers a safe and spacious area for kids and pets to play, while the beautiful street appeal enhances the overall charm of the property.

Convenience is key in this prime location. With a double lockup garage featuring internal access, your daily routines are made effortless. A leisurely 3-minute walk takes you to the local coffee shop, post office, medical centre, and hairdresser, while a quick 5-minute walk brings you to Jerrabomberra Shopping Village. This home is the perfect blend of luxury, functionality, and location, offering a lifestyle that is both peaceful and connected to essential amenities.

### Features Include:

- ☑ Renovated in the last 2 years
- ☑ Single level family home
- ☑ Gorgeous colour scheme
- ☑ Laminate, low maintenance flooring
- ☑ Formal living
- ☑ Open family, dining and kitchen area
- ☑ Gas cooktop
- ☑ Oven
- ☑ Bosch Dishwasher
- ☑ Stone benchtops
- ☑ Breakfast bar
- ☑ Plenty of storage
- ☑ Master suite with built in robes
- ☑ Ensuite with floor to ceiling tiling
- ☑ Three additional bedrooms
- ☑ Separate main bathroom and toilet
- ☑ Functional, renovated laundry
- ☑ Ducted Reverse Cycle, zoned air conditioning
- ☑ Rinnai Gas Infinity Hot water system
- ☑ Wrap around yard
- ☑ Double lockup garage with internal access
- ☑ Excellent street presence
- ☑ 3 minute walk to local café, hairdresser, post office and medical centre
- ☑ 5 minute walk to Jerrabomberra Village

To view contact Lucy MacGregor on 0433 310 366 [l.macgregor@mcnamee.com.au](mailto:l.macgregor@mcnamee.com.au)

Disclaimer: All purchasers must rely on their own enquiries, as the vendors or their respective agents do not make any warranty as to the accuracy of the information provided above and do not or will not accept any liability for any errors, misstatements or discrepancies in that information. We have diligently and conscientiously undertaken to ensure it is as current and as accurate as possible.