

**6/9 Walker Cres, Jerrabomberra, NSW, 2619**

LUTON

**Townhouse For Sale**

Monday, 21 October 2024

6/9 Walker Cres, Jerrabomberra, NSW, 2619

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Easy living in the heart of Jerrabomberra

Welcome to easy living in the heart of Jerrabomberra! This beautifully presented 2-bedroom, 1-bathroom townhouse is perfectly positioned just moments from local shops, schools, and parks, offering a lifestyle of convenience and comfort.

Step inside to discover an open-plan layout, where natural light fills the living areas, creating a warm and inviting atmosphere. The well-appointed kitchen boasts ample storage and bench space, ideal for those who love to cook or entertain. Both bedrooms are generously sized, with built-in robes providing plenty of storage.

Outside, enjoy a private courtyard that's perfect for your morning coffee or a weekend BBQ with friends. Plus, with easy access to public transport and major arterial roads, commuting is a breeze.

Whether you're a first-home buyer, investor, or downsizer, this property offers the perfect blend of location, lifestyle, and low-maintenance living. Don't miss your chance to secure this gem in Jerrabomberra!

### Features:

- Freestanding
  - Open plan living
  - Gas cooktop
  - Electric oven
  - Gas heating
  - Ceiling fan in the living room
  - Ample storage space
  - Well sized bedrooms
  - Established gardens and rosebushes
  - Storage shed
  - Colourbond fencing, fully gated and pet safe
  - Double car carport
  - Lovely neighbors and strata maintained
  - Access gate directly to reserve and walking track to shops, playgrounds and café 1 min walk
  - Walking distance to supermarket, gym, dining, chemist and beauty services
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- Land Size: 236m<sup>2</sup>
  - Residence: 90m<sup>2</sup> (approx.)
  - Garage: 38m<sup>2</sup> (approx.)
  - Rates: \$650 (per quarter)
  - Body Corporate including sinking fund: \$878.97 (per quarter)