

# Ian McNamee & Partners



## 45 Unwin Avenue Jerrabomberra NSW

3 2 2

Rates: \$4001.72 per annum  
Block Size: 514m<sup>2</sup>

This delightful open-plan 3 bedroom home offers modern comfort and convenience in a peaceful loop street location. The segregated master bedroom, complete with a private ensuite, provides a tranquil retreat away from the main living areas. Two additional well-sized bedrooms offer flexibility for family or guests with built in space .

The updated kitchen, featuring quality finishes including island bar , stone benches and drop in sink , is ideal for both everyday living and entertaining. Inside, the living areas seamlessly flow to the outdoors, creating a perfect balance of indoor and outdoor living. This space is an extension of the living area and will be ideal in summer months .

With secure grounds, this home is perfect for children and pets to play safely. Enjoy entertaining in the outstanding

**Price** : Auction - 13/11/2024

**Land Size** : 514.4 sqm

**View** : <https://www.mcnamee.com.au/sale/nsw/capital-monaro-snowy/jerrabomberra/residential/house/8165263>



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Ian McNamee  
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your local agent

Sizes And Dimensions Are Approximate, Actual May Vary.

