



Artist Impression

4 2.5 2

31 ABELIA AVENUE TRALEE STAGE 2C - 216

\$1,259,900*

31 Abelia Avenue Tralee is a refined two-storey residence designed for modern living, offering a light-filled open-plan kitchen, dining, and a family area that flows effortlessly to the alfresco, while the ground floor master suite provides a private retreat with a walk-in robe and ensuite. Upstairs, a second living area, three generous bedrooms, a family bathroom, and a spacious balcony create a flexible sanctuary for growing families, guests, or quiet relaxation. With thoughtful zoning, seamless indoor-outdoor connection, and elegant contemporary styling throughout, 31 Abelia Avenue Tralee delivers elevated comfort and everyday ease in perfect balance.

*Fixed Price packages are only available for the specific lot and home advertised. Prices and availability are subject to change without notice. All illustrations & floor plans are artistic impressions & should only be used as a visual aid, colours are subject to change June 2026.

- Fixed price, completed home.
- Ducted heating and cooling.
- Designer front façade.
- LED downlights throughout.
- Higher ceilings (2700mm) throughout.
- Full fencing and landscaping.
- Site costs included.
- NBN ready.

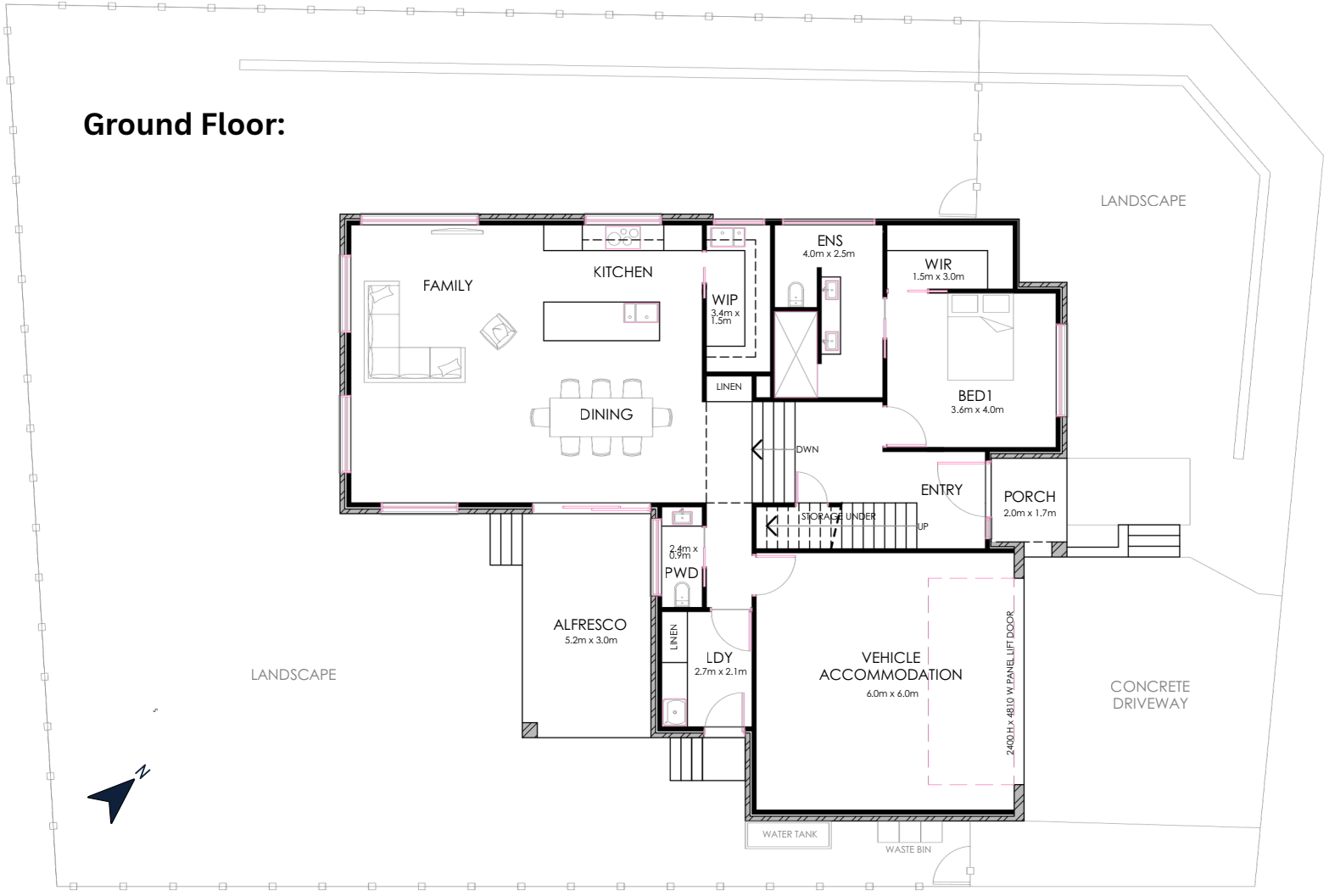


Block size: 592m²
House Size: 291m²

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Ground Floor:



First Floor:



SOUTH JERRABOMBERRA AT TRALEE

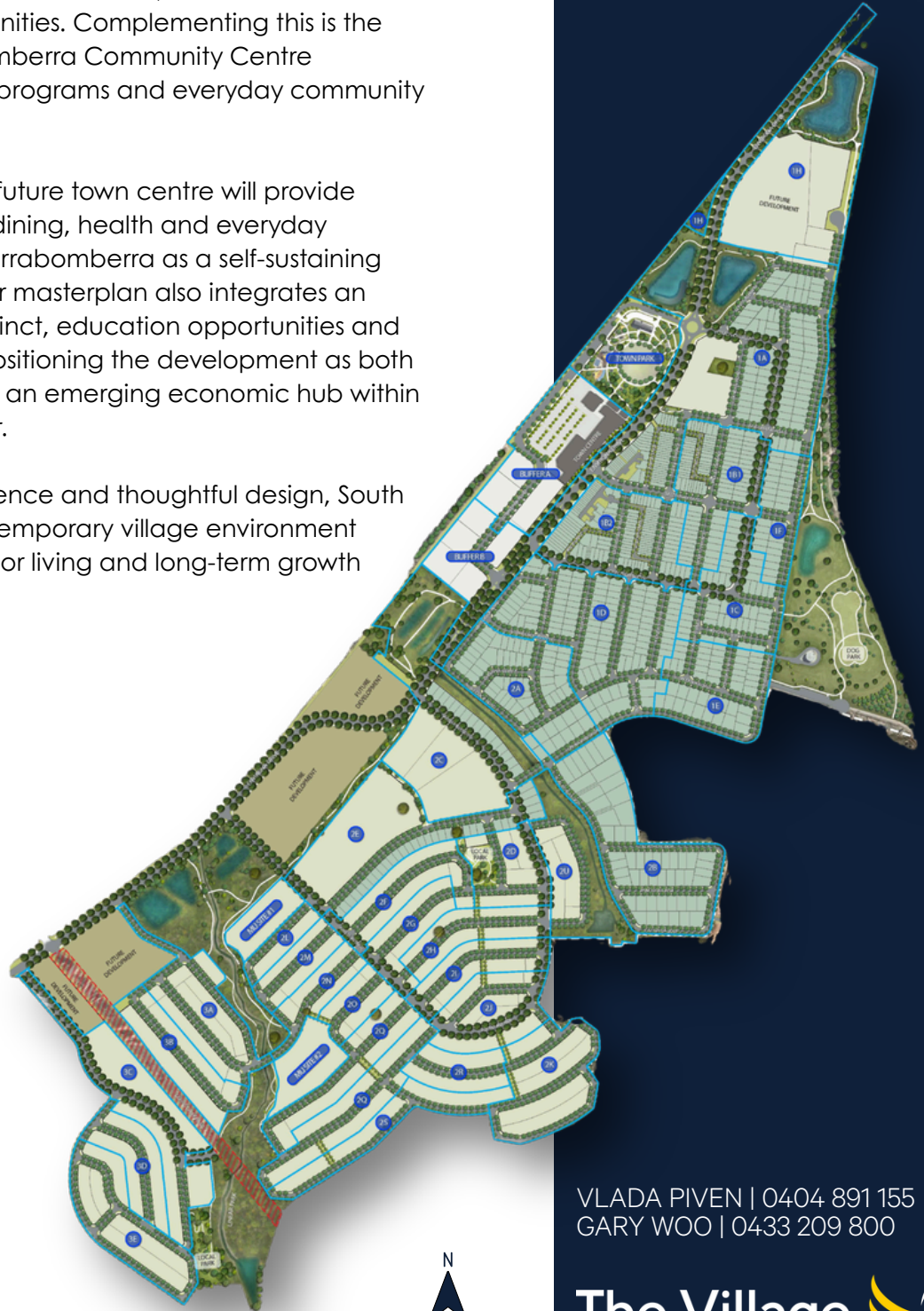
South Jerrabomberra is a masterplanned community in Tralee, NSW, designed to deliver a connected, family-focused lifestyle. The estate will ultimately comprise in excess of 1,500 homes for a growing population of more than 4,000 residents, offering a diverse mix of housing options to suit a wide range of buyers and life stages.

Set within a landscape of open space, the community has been carefully planned to emphasise connection. Residents enjoy access to South Jerrabomberra Town Park, extensive network of walking and cycling opportunities. Complementing this is the purpose-built South Jerrabomberra Community Centre designed to support events, programs and everyday community life.

At the heart of the estate, a future town centre will provide convenient access to retail, dining, health and everyday services, reinforcing South Jerrabomberra as a self-sustaining neighbourhood. The broader masterplan also integrates an expansive employment precinct, education opportunities and regional sporting facilities, positioning the development as both a residential destination and an emerging economic hub within the ACT-NSW growth corridor.

Combining lifestyle, convenience and thoughtful design, South Jerrabomberra offers a contemporary village environment where community life, outdoor living and long-term growth come together.

STH SJ



 8 MIN* QUEANBEYAN TOWN CENTRE	 15 MIN* AIRPORT
 20 MIN* WODEN TOWN CENTRE	 17 MIN* TUGGERANONG TOWN CENTRE
 15 MIN* KINGSTON & MANUKA	 18 MIN* CANBERRA HOSPITAL
 16 MIN* PARLIAMENTARY TRIANGLE	 16 MIN* LAKE BURLEY GRIFFIN
 20 MIN* CBR CITY	 12 MIN* FYSHWICK

*Travel times are approximate and may vary based on traffic conditions, time of day, and other factors.

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The Village
Building Co Est. 1988

