

39 Sproule Cres, Jamberoo, NSW 2533

Price Guide \$1,600,000 - \$1,650,000

House 5  2  2 



## Fantastic Two-Storey Family Home Immersed in Jamberoo Escarp

Immersed in panoramic escarpment vistas, this expansive two-storey residence delivers a highly functional design in a peaceful Jamberoo pocket. Set quietly to the front of a substantial 925.7m<sup>2</sup>\* allotment to maximise an expansive, usable backyard, this property beautifully balances a highly sought-after location with picturesque country views, all just a short stroll from Jamberoo Village shops, cafes, and local schools. This great family home lends itself perfectly to those looking for spacious residential living without the maintenance and responsibility of an acreage property.

**Open for Inspection**

Sat, 13 Jun 2026 - 10:00 AM to 10:30 AM

The home's practical floorplan focuses daily living on the light-washed upper level, where an open-plan kitchen and walk-in pantry flow directly out to a North-facing viewing balcony. The master bedroom is also privately positioned upstairs, complete with a walk-in wardrobe, large ensuite, and a large picture-frame window dedicated to the mountain backdrop. Downstairs accommodation features three bedrooms, two of which with independent external access, plus a versatile rumpus room or fifth bedroom, a laundry with external access, and a double garage alongside an external workshop or storage area. Externally, the property offers a fantastic yard accompanied by established healthy orchids and fruit trees, near-level lawns, and a backyard studio cottage.

- Sprawling two-storey residence offering great internal space, positioned to maximise a massive 925.7m<sup>2</sup>\* block
- Thoughtfully designed to bask in the views of Jamberoo's surrounding escarpment and hinterland
- Elevated upper-level living zones perfectly oriented to capture a light-washed northern aspect
- Master bedroom featuring a walk-in wardrobe, ensuite, and a large picture-frame window framing the mountain backdrop
- Functional kitchen appointed with a walk-in pantry, modern appliances, and generous bench space, flowing directly out to the entertainer's balcony
- Flexible floorplan with an upstairs media room and a separate downstairs fifth bedroom/rumpus room for versatile living options
- Two lower-level rooms plus laundry configured with direct external access
- Detached backyard cottage complete with an entry deck, offering a highly adaptable studio or home office use
- Double garage with internal access alongside an external 3.0m x 6.0m workshop or storage area.

\*approx

To register your interest in this fantastic home, please contact Rodney Clarke on 0452 273 384

DISCLAIMER: Ray White Kiama has taken all care in preparing this information and uses its best endeavours to ensure that the information contained therein is

### Listed By

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