

**For Sale Now or by Auction  
11am Saturday 19 February**



**21 Britton Court, Jindera**

**1,145m<sup>2</sup>**



Rentals & Sales since 1995



4



1



2



4

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## Stunning Home on Large Block

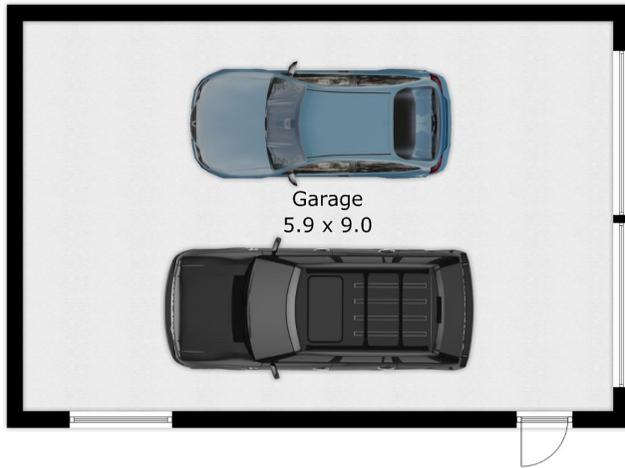
<b>PROPERTY:</b>	21 Britton Court, Jindera	<b>ON-SITE AUCTION:</b>	11am Sat 19 Feb
<b>LAND SIZE:</b>	1,145m <sup>2</sup>	<b>CONSTRUCTION:</b>	Brick Veneer
<b>BUILT:</b>	2012	<b>ROOF:</b>	Colorbond
<b>BR1:</b> WIR, BIR ensuite	<b>BR 2, 3, 4:</b> BIR	<b>STUDY:</b> Open	<b>INTERNET:</b> Wi fi
<b>LIVING AREAS:</b>	x4 inside x1 outside	<b>KITCHEN:</b>	Butler's pantry
<b>HEATING:</b>	Ducted gas	<b>WALL OVEN:</b>	Elec Fan Forced
<b>COOLING:</b>	Ducted evaporative	<b>GAS COOKTOP:</b>	900mm 5 burner
<b>YARD:</b>	Vehicle access, level	<b>SOLAR SYSTEM:</b>	12 panels
<b>HOT WATER:</b>	Mains gas	<b>YARD INCLUDES:</b>	Animal enclosure
<b>TOILETS:</b>	Main & ensuite	aviary, sandpit, veg,	tank & pump
<b>1st GARAGE:</b>	Remote control & internal access	<b>2<sup>nd</sup> GARAGE:</b>	9 x 6 metre shed
<b>CITY RATES:</b>	\$1,570 yr	<b>BBQ AREA:</b>	Ceiling fans,
<b>WATER RATES:</b>	\$432 yr + usage	lights, gas bayonet,	audio speakers

This magnificent property is generously proportioned inside and out, and is very well-equipped. Living areas include a parent's lounge, open living and dining rooms, kids rumpus, and an undercover bbq area. All 4 bedrooms have built-in-robos, the master includes an ensuite and walk-in-robe, and there is a cleverly located study. The stylish kitchen includes a butler's pantry, dishwasher, large fridge space, and a 900mm gas cooker. Ducted gas heating and ducted evaporative cooling provide year-round comfort.

Car and storage spaces include a double remote-control garage, 9m x 6m double-garage size shed, and a garden shed. The 1145m<sup>2</sup> block has a chook run/secure dog area, and plenty of space for a swing set, trampoline, and other goodies. Also outside are a solar system, water tank, low-maintenance garden, vegie garden beds, and a sandpit.

This ideal family home is at the end of a cul-de-sac with schools, shops, bus stops, parks, and other facilities nearby. If you want a quality residence in a quiet village only 12 kilometres from Lavington CBD this is it.

To inspect call 02 6025 8000 or email [info@nhre.com.au](mailto:info@nhre.com.au) For more visit [www.nhre.com.au](http://www.nhre.com.au)



APPROX. INTERIOR LIVING AREA  
193.9 sq. m  
Measurements are an approximate guide only.  
Not to scale.