

**28 Sullivans Drive, Jindera, NSW 2642**



**Lifestyle For Sale**

Monday, 3 June 2024

28 Sullivans Drive, Jindera, NSW 2642

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8 m2**

**Type: Lifestyle**



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## AUCTION, SATURDAY 6TH JULY, 11AM ON SITE

Acreage: 20 acres- 8.093 ha Location: Situated on the outskirts of Jindera township and all it has to offer. Jindera is a thriving community located just 10 minutes to Albury. Jindera is approximately 320 kms to Melbourne and 650 kms to Sydney via the Hume Freeway. 30 minutes to Albury Airport. Excellent schooling plus buses to all Albury and Walla Walla schools. Busy shopping centre, medical facilities and recreational facilities

Residence: Quality sandstone brick veneer home in an attractive Northerly position. Wide verandas North and South. 10 ft ceilings throughout. The home offers four (4) generous bedrooms all with built in robes. Large master suite with walk-in robe and ensuite. Spacious living includes open plan informal areas including dining room, family room and extra meals area. a separate formal lounge adjoins this area. The modern "country-style" kitchen has ample bench space and cupboards, electric oven and cooktop, dishwasher and pantry. Well -appointed laundry and family bathroom. Ducted gas heating, ducted evaporative and slow combustion wood heating.

Garden and surrounds: The entrance to the property is an attractive tree lined driveway which leads to a low maintenance garden surrounding the home. A mixture of established native trees and shrubs, rose garden, raised vegetable garden and spacious lawn areas.

Working Improvements: Large lock up machinery shed 11mx18m concrete floor and power. Four (4) bay car shed 12x 8 m with roller doors. Lock up Numerous Poultry yards Wood shed Small set of steel stockyards

Fencing and water: Subdivided into (2) main paddocks with excellent fencing Electric fencing throughout 1x dam Mains water 1 x rainwater tank

Agents Comments: Quality small property in an ever reliable and popular area. The acreage, the residence, the shedding and the acreage are all in excellent order and prime for the next person to move in and enjoy