

5 ANN DRIVE, Jindera, NSW 2642



House For Sale

Tuesday, 6 February 2024

5 ANN DRIVE, Jindera, NSW 2642

Bedrooms: 6

Bathrooms: 2

Area: 762 m2

Type: House

\$675,000

To enquire, please email or call 1300 815 051 and enter code 0202 Conveniently placed within walking distance of all town services, this is a home that keeps giving back! The property is in a very quiet cul de sac in Jindera with no through traffic. It is a 5 minute walk to the local Independent P-12 College of 200 students, Catholic Church, and only a stones throw from the excellent set of 12 tennis courts, skate park, Adventure playground, public swimming pool, and only 15 minutes walk to the shopping precinct with IGA, Post Office, cafes and more. As you enter the family home, the long hallway greets you and draws you past the master bedroom, renovated lounge room and now 6th spacious bedroom, the recently certified 6mx6m lounge room with wood heater, 4th bedroom and into the kitchen/dining room. The kitchen/dining is the centre of the home and branches out into 3 further certified and/or renovated bedrooms, the small study, the laundry, 2nd toilet and main bathroom. 5 bedrooms have had carpet recently replaced with acoustic dampening 9.5mm floating floorboards, the 6th with 12mm boards. The dining room opens to the pergola and undercover 6mx4m outdoor entertaining area fitted with power and a ceiling fan. Raised veggie and herb garden beds, and other native plants are supported by a 5000 litre fresh water tank. A 6mx3m shed with a concrete floor provides all the shed storage needed to stay on top of this medium size block. Jindera is 15 minutes drive to the major regional centre of Albury, offering all the lifestyle benefits of country living within easy reach of Albury's sophisticated services. Features: -6 bedroom largely brick veneer family home - Master bedroom with ensuite and walk-in robe - 762 square metre block - Spacious lounge room with Nectre wood heater - Generous-sized loft with built-in access ladder in the lounge - Study - Town water and sewerage - Walking distance to all Jindera schools, recreation services and churches - Evaporative cooling system (ducted) and central town gas heating (ducted) - Main bathroom with separate shower and bath - Separate second toilet adjacent to the main bathroom - 5000L water tank - Producing Pomegranate trees and established raised gardens already in full production - Instant gas hot water - Dishwasher - Electric stove, gas hotplates Offered for sale with vacant possession or the current owner is prepared to lease the property back for a few months following settlement at \$500.00 per week. Home will be available for open house inspection on the 17th February, 2024 from 11am to 1pm but serious offers will be considered beforehand. Rates: Council rates for the 2023 financial year were \$1,353.06. Water rates and usage are approximately \$400.00 every 3 months. There are no strata fees or levies. Save time and money in this perfect location! To enquire, please email or call 1300 815 051 and enter code 0202