

**11 Maher Circuit, Griffith, NSW, 2680**

**House For Sale**

Wednesday, 7 August 2024

**SOUL**  
PROPERTY AGENTS

**11 Maher Circuit, Griffith, NSW, 2680**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathan Thomas

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## Enclave on Maher | Residence Eleven

Launch Event | Saturday 10th August at 1:00pm !

Welcome to Enclave on Maher by JZ Homes.

Where community and tranquillity meet in perfect harmony! Nestled within this charming enclave, you'll find six exclusive private residences that offer an unparalleled living experience.

As you step through the beautiful resident's garden at the entrance, you'll feel an immediate sense of serenity and belonging. This lush, shared space is not just a garden; it's a haven for relaxation and connection. Imagine sipping your morning coffee amidst the vibrant blooms or enjoying an evening chat under the stars.

Each residence in this boutique development is thoughtfully designed to cater to your modern lifestyle while offering a warm and inviting atmosphere.

From spacious living areas filled with natural light to cozy corners perfect for unwinding, these homes are crafted to meet your every need. High-quality finishes, contemporary design, and practical layouts make these residences a haven for comfort and style.

11 Maher Circuit offers a very spacious four-bedroom design with multiple living rooms and study nook (235.45sqm). The master suite includes a walk-in robe and ensuite, all other bedrooms include robes. The kitchen is equipped with custom cabinetry, high quality Smeg appliances and an abundance of storage. Outside you will enjoy an alfresco entertaining space and fully landscaped yard with mood lighting, designed to maximise the connection between indoors and out. Total area is 584sqm.

Living in this small, tight-knit community means more than just a beautiful home. It means being part of a friendly, supportive environment where neighbours become friends, and every day feels like a getaway. Enjoy the shared security of Enclave on Maher and retain your privacy. The Collina precinct itself is renowned for its peaceful ambience, yet it's conveniently close to local amenities, schools, and parks, ensuring you have everything you need right at your doorstep.

This unique offering is the lifestyle choice of 2024. Whether you're a young professional, a family seeking a safe and nurturing environment, or someone looking to downsize without compromising on quality, these private residences provide the perfect blend of luxury and community spirit.

Don't miss the opportunity to be part of this special enclave.

Experience the warmth, comfort, and unique lifestyle that awaits you in the heart of Collina.

### Key Features:

- ☑️Construction by all Griffith local tradesmen
- ☑️Consultant designed lighting plan with enhanced LED mood lighting
- ☑️Plumbing to fridge space
- ☑️Fully ducted and multi zone reverse cycle heating and cooling
- ☑️Smeg Appliances including semi-integrated dishwasher
- ☑️Insulation to ceilings and external walls
- ☑️NBN access is fibre to premises
- ☑️Security cameras and recording system
- ☑️Digital front door lock with face recognition and remote entry
- ☑️Intercom to front door lock plus mobile intercom
- ☑️Irrigation system to lawns & gardens
- ☑️Bathrooms tiled to ceiling
- ☑️Custom bathroom cabinetry

Enclave on Maher Includes:

11 Maher Circuit, 13 Maher Circuit, 15 Maher Circuit, 17 Maher Circuit, 19 Maher Circuit & 21 Maher Circuit

\*In conjunction with Nutrien Harcourts\*