



## 7 Gardenia Place Jindera NSW

4 2 4

Land is in short supply, builders are busy, here is the answer, better than new 2017 build. Town services 2 Ha (5 acres) North aspect picture window, mountain views, comprehensive quality in this custom design, full dress decor 273m<sup>2</sup> (29.5SQ) contemporary comfort with character and exhaustive extras, tall ceilings, comprehensive quality, abundant space, with country lifestyle. Formal lounge off stunning entry. Four oversized bedrooms with the master to a masterly scale, walk in robes, big shower ensuite and built in robes to others, three living areas, light and bright decor. Inspirational attention to detail with thorough effortless open planning connected to alfresco entertaining, which affords excellent indoor outdoor flow. Wide hallways with easy care floating floors. Can be zoned for quiet or play areas, family / formal. Natural gas ducted heating complemented with ducted evaporative cooling, and a particular focus to have over insulated walls and ceilings. Splendid North facing orientation together with gas solar HWS and 4.5 KVA solar system affords low energy costs. Beautifully equipped kitchen with electric double oven and gas cooktop, dishwasher, generous space for refrigerator, Butlers pantry. Twin Double deep garage under main roof. With a variety

**Building Size** : 273 sqm  
**Land Size** : 2 ha  
**View** : <https://www.brianphegan.com.au/sale/nsw/murray-region/jindera/residential/house/5932642>



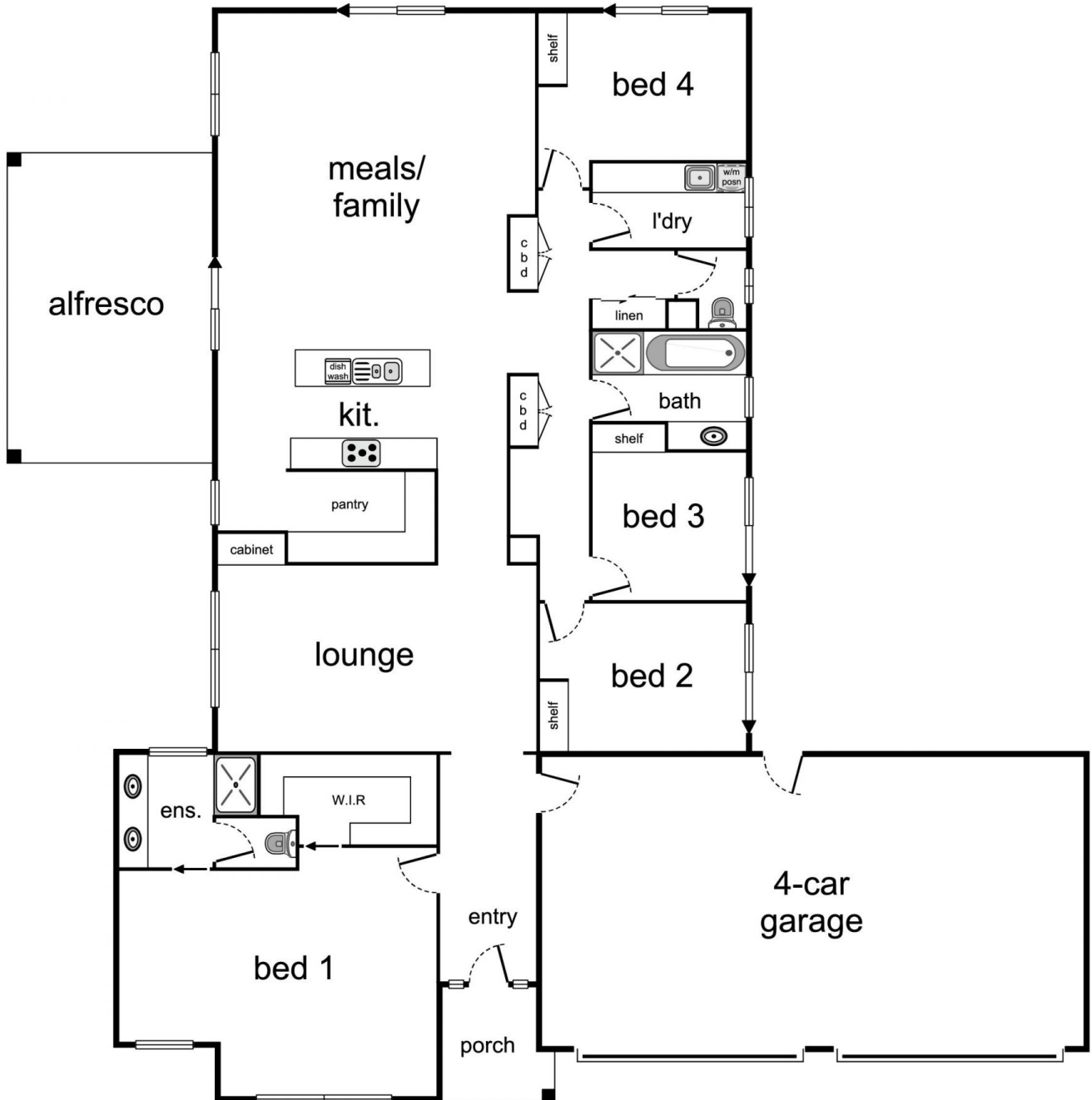
**Brian Phegan**  
**02 6040 7173**

0 1 2 3 4



approx. scale (m)

This plan is a sketch, and all data shown is general only.



7 Gardenia Place, "Glenholm Estate" Jindera