



8 ARGOON AVENUE, JERILDERIE, NSW 2716

New Executive Home in Lakeside Estate

*A substantial price reduction from \$499,950.00 to \$465,000.00.00 on the 27th May 2021, makes this high quality offering an exceptional family home for many.

An excellent opportunity has presented itself in the new lakeside building estate in Jerilderie. 8 Argoon Avenue consists of a 1195m2 corner block with a new brick veneer home (completed May 2018) featuring quality fixtures and fittings throughout. Features at a glance:

*Spacious Kitchen with island bench, quality Smeg appliances including 900mm freestanding electric oven with gas cook-top & 900mm range-hood, dishwasher, premium Caesarstone bench tops with waterfall edges, soft close cupboards with plenty of storage, large walk in butlers pantry.

*Open plan kitchen living area with ceramic tiles, ample lighting, Bonaire ducted evaporative air-conditioning and slow combustion heater.

*Formal lounge room/rumpus room in addition to a study/theater/fifth bedroom.

*4 large bedrooms all with walk in robes and ceiling fans, master suite offering dual walk in robes and an en-suite.

*The home features quality flooring, double blinds, ample LED lighting and power points

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 21490724

SALE DETAILS

\$465,000

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Matt Horne
0409 355 733

throughout.

*The concrete driveway leads to a 7x7m garage with secure automated panel lift door.

*A new 11x9x3.5m colorbond shed is an excellent addition to the home and features a reinforced concrete floor, PA door and two roller doors, ample lighting and power.

*Established Lawns and low maintenance garden beds allow more time to enjoy the lake and Billabong Creek surrounds.

*8 Argoon Avenue is the perfect opportunity for those that require a new home however don't wish to go through the lengthy and sometimes stressful building process. The property represents excellent value for money and could not be replicated at the asking price.

*For further details or to arrange a property inspection please contact Matt Horne 0409 355 733 or the Elders Jerilderie Branch on 0358 861 402.

Other features: Built-In Wardrobes,Fireplace(s),Secure Parking,Formal Lounge,Terrace/Balcony

- Land Area 1,195.00 square metre
- Building Area: 36.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning







