



## 12 Pony Court, TABLE TOP

Outstanding Family Home on acreage- 3.35 Acres/1.40Ha

AUCTION SATURDAY 2ND DECEMBER '17 at 10:00AM onsite

Magnificent Master Built Home comprising 4 bedrooms all with BIR's, master with large WIR, ensuite & spa, plus large 2nd bathroom, Spacious Formal Lounge and Dining rooms, quality gourmet kitchen with Italian appliances - gas cooktop, electric wall ovens and stone bench tops opening to a large open plan Family/Meals area. Dedicated Study with NBN connected. Ducted and zoned reverse cycle air-conditioning and heating plus wood heating, 9 panel solar system (back to the grid). Superb Alfresco Entertaining area with built in BBQ and meals preparation area, overlooking the 9m in ground self-chlorinated pool. Established easy care gardens with in ground watering system. Excellent 16m x 9m- 4 bay Colourbond steel framed shed (insulated) with concrete floor and power, plus a large barn style shed for additional storage. Substantial vehicle accommodation. Pony Court presents in excellent condition and will suit growing families with plenty of room to move, just minutes from Albury, Inspection highly recommended. Inspection by Appointment Only. 10% deposit balance 42 days. Independent Building and Pest reports completed.

Contact David Gittoes 0409 362 722, Reg Coulston 0418 118 207

- Bedrooms: 4
- Bathrooms: 2
- Swimming Pool

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:** 18113782

### AUCTION DETAILS

10:00am, Saturday  
December 2nd, 2017

### CONTACT DETAILS

**Elders Albury Rural and Business**  
297 Schubach Street  
Albury, NSW  
02 6021 3355

**David Gittoes**  
0409 362 722

- Air Conditioning

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2



