



**TATTON**  
4 Jenolan Place

4  3  2 

## First Class Family Living and Next-Level Entertaining

**Sold**


Impressive in both quality and proportion, this Architecturally designed 5 star energy rated residence provides a haven of seamless functionality, versatility and tranquility. This outstanding property reveals multiple living spaces blending to excellent alfresco entertaining, level lawn and pool. It enjoys a peaceful setting in one of the area's premier streets, close to popular schools, Country Golf Club, Boat Club and Lake Albert waterway.

- Formal lounge, open plan living, rumpus & cinema room
- Gourmet kitchen with Caesar stone benchtops and Miele appliances
- Queen sized bedrooms with built-ins, master has walk-in robe, ensuite plus private study
- Downstairs rumpus/games room opens to outside entertaining
- Cinema room features DILA projector, acoustic reflective paneling, 4 recliner chairs, integrated remote controlling vision, sound and lighting
- North facing rear yard, in-ground saltwater pool with LED underwater lights & shade sail
- C bus throughout, programmable for all situations
- 3 kilowatt solar which is connected to pool, dishwasher, washing machine, fridge & fan component of a/c
- Western red cedar sauna, seats 8 with volcanic rock heater

<b>Property ID:</b>	20007078
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	473
<b>Garages:</b>	2

### AGENT

**Mathew Longmore**

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- Ducted zoned reverse cycle air conditioning throughout
- Security system includes reed switches to all windows and doors
- 9 Foot square set ceilings throughout
- Guest/4th bedroom has its own ensuite & built-in robes
- Double garage with panel lift auto roller door.

Additional features include – frameless balcony glass, communications control room, automatic zoned watering system, outdoor speakers controlled via bluetooth amplifier, Black butt timber flooring, freshly painted & new carpet.

Land Size: 1017sqm

Council Rates: \$2,253.71 p.a



LOWER LEVEL



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Floorplan for illustrative purposes only. Not to scale. Although we endeavour to provide a truthful representation, information provided in this document cannot be relied upon as accurate or complete. No responsibility is taken for any errors or omissions.

<b>Total</b>	<b>473m<sup>2</sup></b>
Living	375m <sup>2</sup>
Verandahs	51m <sup>2</sup>
Garage	47m <sup>2</sup>