



Property address	1 Ted Winter Close, Jindabyne
List Price	\$1,275,000
Inclusions	Refer contract
Zoning	R2 Low density residential
Plan	Lot 127 DP811787
Lot size	935 m2
Council rates	\$3,036 per annum approx.
Current occupancy	Permanent lease house, cottage vacant possession
Income	\$440/ week – House

Dual Occupancy, Great Location!!

A delightful dual occupancy property on one title quietly set on the corner of Ted Winter Close and Mitchell Circuit. The main house is at the front of the large 935m2 block and is comprised of three bedrooms, a large main bathroom, laundry with second toilet, open plan kitchen, dining and living area. There is a small balcony from the front door access and a rear veranda overlooking the colour bond fenced back yard. The front home is of Hardy Plank Weather Board exterior with a generous single garage, ample off street parking and has been freshly re-carpeted.

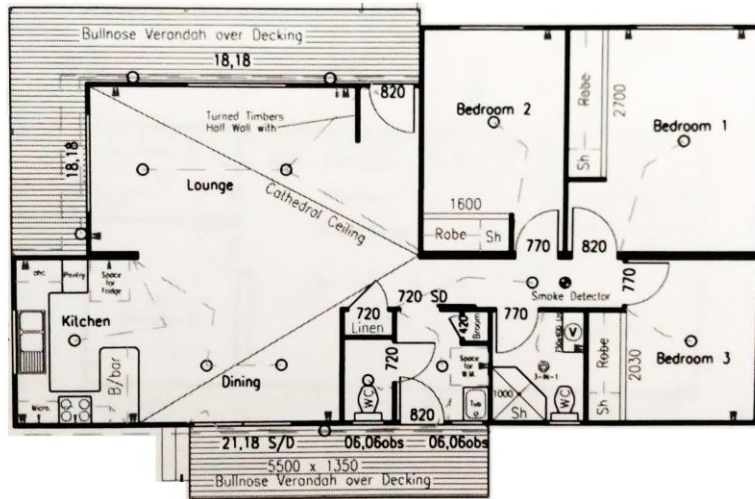
The charming two bedroom, two bathroom cottage at the rear of the property is of Western Red Cedar exterior and is extremely well presented internally and externally. Freshly painted, the bedrooms are at either end of the residence with the master possessing BIR and ensuite. There is a spacious open plan living, kitchen and dining area and the main bathroom includes the laundry. There is rear access to a fenced back yard with an extra storage shed and a huge single garage plus carport.

The property has concrete driveways with minimal low maintenance gardens and overall presents well.

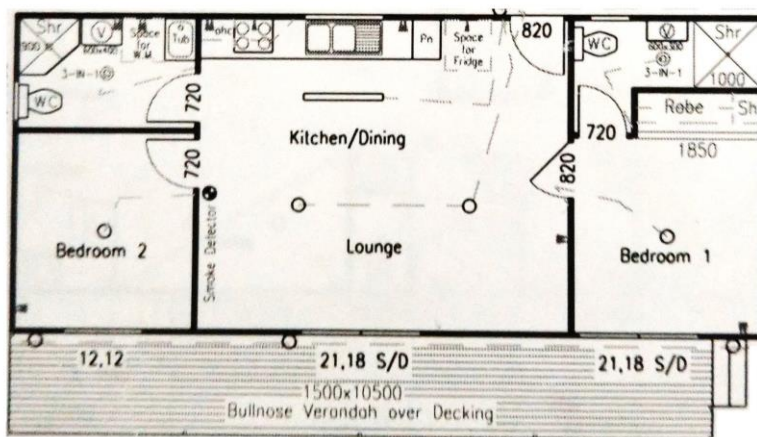
Items to note: There is a long-term tenant in the front home and the rear house is sold vacant possession, ready for immediate use. There is potential to strata subdivide the property allowing separate sale.

Inspection is by prior appointment.

Contact: Ben Clancy- 0429 205 720; ben@jre.net.au



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