



Property address	11 Twynam Street, Jindabyne
List Price	\$1,485,000
Inclusions	Fully furnished - Refer contract
Zoning	R2 Low density residential
Plan	Lot 117 DP 811787
Lot size	941 m2
Council rates	\$2,948.00 per annum approx.
Gross Income	\$109,473.13 FY 2022-2023 \$124,003.64 July to March 2024 \$21,428.57 private lease Nov – Dec 2023
Current occupancy	May be subject to bookings

Thoughtful Design and Space To Relax

Jindalee 1 is a HUGE four bedroom, two bathroom property perfect for the large or extended family to move into and enjoy. Being sold with quality furniture and fittings included this home features modern amenities such as a large drying room, air conditioning, gas fireplace, TWO spacious living areas, a double lock up garage and off street parking.

The kitchen is open plan to the dining and spacious lounge area which allows everyone to comfortably relax. There is a second living area perfect for the kids and young at heart alike. There is access from the living room to a covered patio opening to the large, fenced backyard complete with fire pit.

The master bedroom is spacious, situated at the front of the house and has a queen and single bed, a large ensuite, and a walk-in wardrobe. The master bathroom which features a luxurious freestanding bathtub perfect for a soak after a long day skiing, boarding or biking. Solar array allows a cost neutral use of electricity year round.

Investors note: Jindalee 1 sleeps 11 guests comfortably and has a solid booking record. Some winter bookings may be in place (contact agent).

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



JINDALEE 1

11 TWYNAM STREET - JINDABYNE



GROUND LEVEL:

Kitchen-dining-lounge area, master bedroom with ensuite and walk-in wardrobe, garage, drying room, second living area by other bedrooms. Outdoors with BBQ.

**NOT to scale