



<b>Property address</b>	13 Mitchell Circuit, Jindabyne
<b>List Price</b>	\$1,050,000
<b>Inclusions</b>	Partly furnished - Refer contract
<b>Zoning</b>	R2 Low density residential
<b>Plan</b>	Lot 117 DP 811787
<b>Lot size</b>	941 m2
<b>Council rates</b>	\$2,474.70 per annum approx.
<b>Water/ Sewer</b>	\$1,351.57 per annum approx..
<b>Current occupancy</b>	Vacant possession

## Perfect Family Retreat

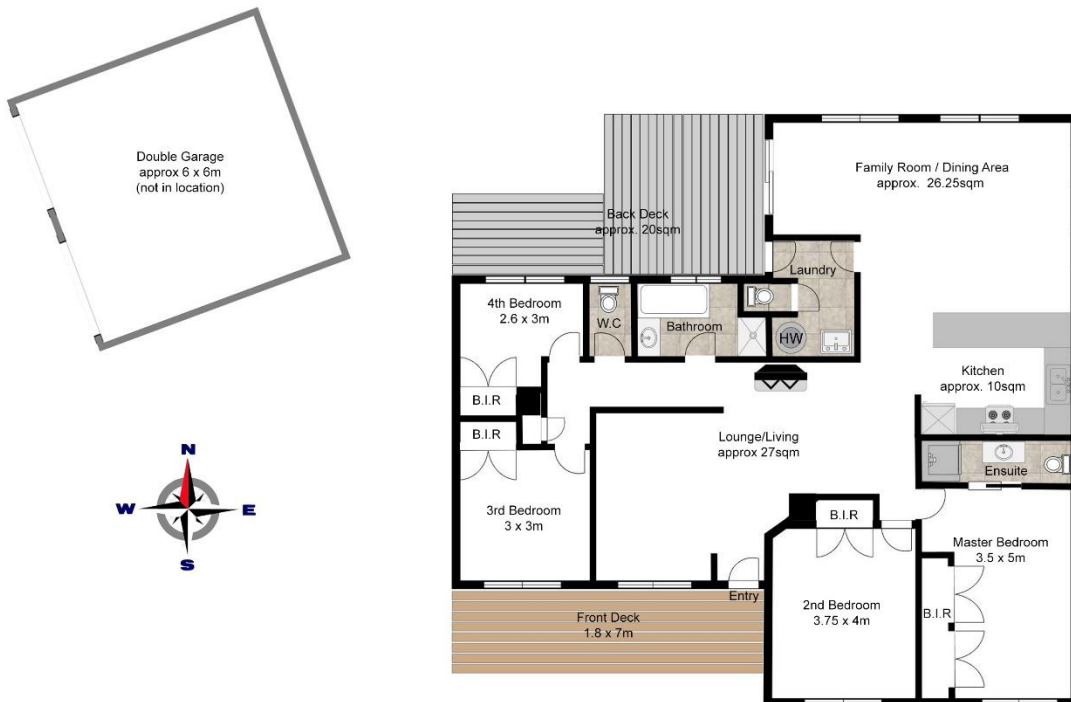
This four bedroom, two bathroom home is quietly located in a renowned family friendly area on Mitchell Circuit surrounded by largely owner occupied quality homes. The kitchen is open plan to the large dining area with an external access separate laundry with separate W.C. The large living area is offset to the kitchen/ dining area and has a gas log fire place. The main bedroom has ensuite and all bedrooms have built in robes. The main bathroom has a separate shower and bath plus there is a separate third W.C. There is a verandah at the front and a covered porch at the rear of the home plus separate to the home, a double lock up garage. There are established gardens and a fenced back yard with chook pen. Set on a huge fully fenced 941 m2 block allowing for detached dual occupancy (subject to council approval).

Contact the exclusive listing agent for your appointment to inspect.

**Contact:** Ben Clancy- 0429 205 720; [ben@jre.net.au](mailto:ben@jre.net.au)



## 13 Mitchell Circuit, JINDABYNE 2627



Floor plan is for illustrative purposes only.  
Measurements are internal walls and approximate.  
Errors, omissions and inaccuracies may occur.  
Interested parties should make their own enquiries using independent sources.

Total internal space approximateley 140sqm. Excluding Garage.  
Deck area approximateley 32sqm