



Property address	14 Cobbon Crescent, Jindabyne
Price Guide	\$1,450,000
Inclusions	Refer contract
Zoning	R1 General residential
Plan	Lot 17 Plan DP241827
Lot size	1,094 m2
Council rates	\$
Current occupancy	Holiday short term lease
Income	TBC

An idyllic block perfectly located and ready for the developer!!

This massive block of 1094 metres is sold with architect designed plans available on request for the development of five townhouses - one free standing and four duplex style, all two storey with single lock up garages and carports (for a total of 2 cars each). All with fantastic views of the lake and the hills on the eastern side of the lake from the first floor. Designed and to be built to the highest standard suited for both primary occupiers or short term stays; holiday makers, fisherman, boaters, skiers and mountain bikers.

Currently existing is a split-level cottage style house located close to town, walking/MTB trails and Lake Jindabyne. Internally it is spacious, cosy and has a family feel to it with an open plan kitchen, dining and living area with a fire place and reverse cycle air-conditioning for your year round comfort.

NB: 1. The home will be sold with winter holiday bookings in place.

2. If desired, the house could potentially be relocated from the block rather than demolished. Developers take note: PRIME location close to the lake and all town facilities. Site survey, architectural plans, bushfire report and BASIX certificate available on request. Development STCA.

Don't delay call the exclusive listing agents for your inspection today!!

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



COBBON 14

14 COBBON CRESCENT, JINDABYNE



LOWER LEVEL

Terrace with BBQ, living room, kitchen, laundry and bathroom, master bedroom with ensuite.



UPPER LEVEL

Double bedroom with balcony and bedroom with tri-bunk

**NOT to scale