



Property address	2/125 Gippsland Street, Jindabyne
List Price	\$795,000
Inclusions	Furnished - Refer contract
Zoning	R1 General residential
Plan	Lot 2 SP 44424
Lot size	125 m2 Total (28 m2 off street parking)
Council rates	\$1,422.72 per annum approx.
Strata	\$1,187.50 per quarter approx.
Current occupancy	Subject to holiday bookings
Gross Income	\$53,045.39 2022/2023 FY \$38,071.37 July, August, September 2023

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Located in a quiet street within easy walking distance to shops, schools, the lake and close to the Barry Way roundabout for ease of access to the mountains. This ground floor townhouse (no stairs!) is ready for you to live in, rent out or holiday let, the choice is yours. All on one level it has a spacious open plan, living/dining/kitchen area and three bedrooms all with built-ins, a separate bathroom with toilet and laundry with purpose-built drying racks plus heater. With a recent and comprehensive renovated throughout featuring a new kitchen and appliances, reverse cycle air conditioning, flooring and lighting this is ready to move into. With two allocated parking spots at the rear of the unit allowing ease of access via the back door makes unpacking after a big day on the hill a breeze. This property is being sold fully furnished.

NB: Holiday DA approved, may be subject to bookings, contact agent.

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



****NOT to scale**