



Property address	2/53 Townsend Street, Jindabyne
Price Guide	\$645,000
Zoning	R1 General residential
Plan	Lot 2 SP 22048
Lot size	102 m2 Total
Strata levies	\$300 per quarter
Council rates	\$1,444 per annum approx.

Do You Like Fishing??

Or Mountain Biking? Hiking? Privacy? Being close to town centre? Or just taking in awesome views?? Look no further. This hidden gem has it ALL with Absolute lake frontage seclusively located in a small complex of three only on the Townsend Street cul de sac. It has everything thing you need for your unique mountain hideaway with two bedrooms, one bathroom including laundry, kitchen, dining and lounge area including wood heater and air conditioner with balcony access overlooking Pooh Bay. There is one under cover car port with lock up wood storage and one open car space. NO neighbours to the East as it is positioned on the edge of Council Reserve running down the lakes edge. Walk down for a swim or a picnic. Throw in a line!! Perfect for the keen fisherman, MTB or hiking enthusiast with close proximity to the head of the Mill Creek trail. This apartment is ready to move into as is or would renovate to a spectacular and uniquely located prized asset.

- Small complex of three only
- Minimal strata, self managed body corp
- Solid construction
- Unbeatable location!

Call Ben Clancy for your appointment to inspect. You won't be disappointed!!

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



2/53 Townsend Street, JINDABYNE 2627



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

Internal Area 66.5sqm approximateley