



<b>Property address</b>	4/37 Gippsland Street, Jindabyne
<b>List Price</b>	\$775,000
<b>Inclusions</b>	Refer contract
<b>Zoning</b>	R1 General residential
<b>Plan</b>	Lot 4 SP 21474
<b>Lot size</b>	144 m2 Total (18 m2 car space)
<b>Council rates</b>	\$1,671.23 annum approx.
<b>Strata</b>	\$593.75 per quarter approx.
<b>Current occupancy</b>	Vacant possession

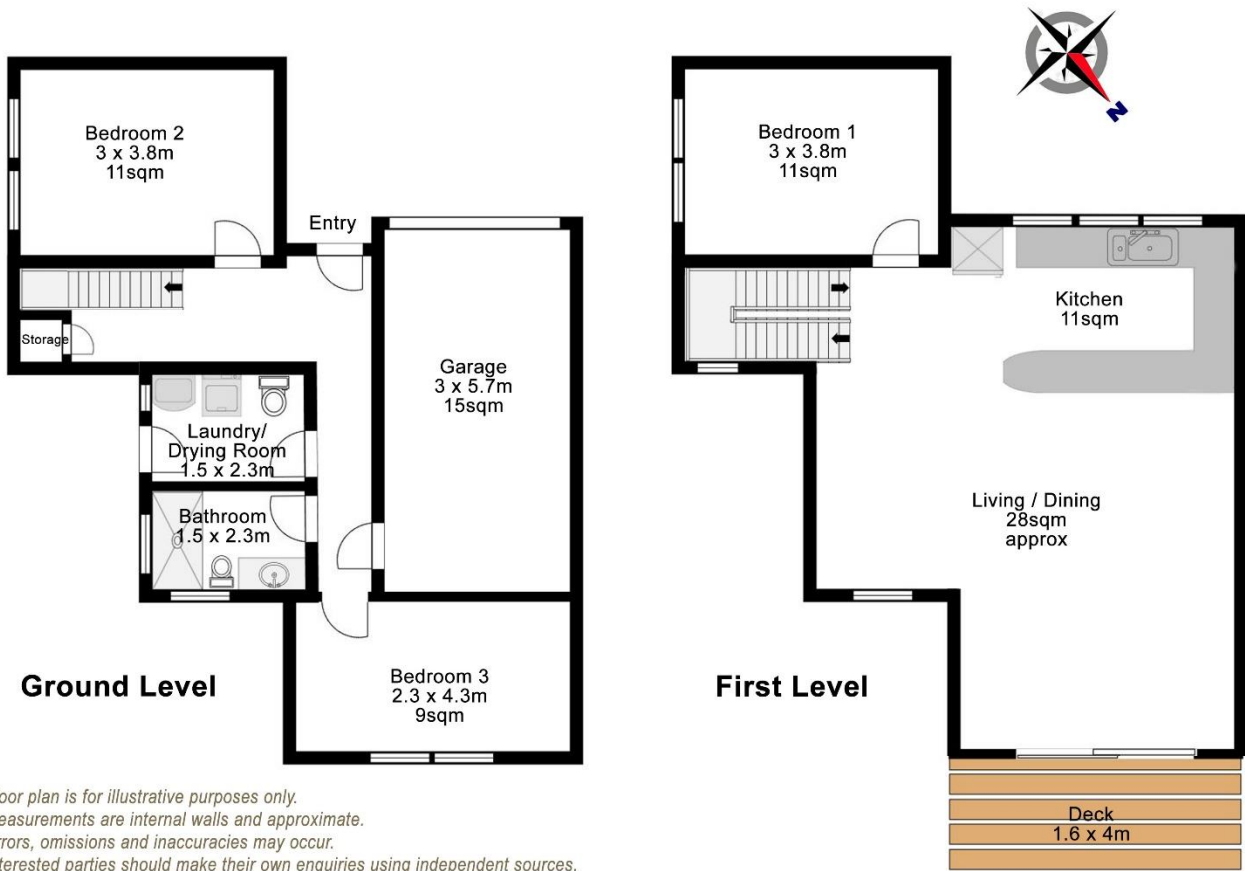
Wollumbin 4 is a two storey, three bedroom, one freshly renovated bathroom plus laundry with second toilet and single internal access garage townhouse. The ground floor possesses two bedrooms, one bathroom, a laundry / drying room, the garage and one open car space. Stairs lead to the open plan large kitchen, living and dining area with vaulted ceilings and reverse cycle air conditioning plus the third master bedroom. There is access from the living room to the private sundrenched balcony. This well built property is centrally located in an off street and quiet complex of just four townhouses. It is an end unit with only one shared wall and is positioned only a short stroll into town and to the lakes edge.

Call Ben for your appointment to inspect.

Sold vacant possession - Your appointment to inspect with Ben will not disappoint!

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

WOLLUMBIN 4  
 37 Gippsland Street  
 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.*