



Property address	Alpha Centauri 9/39 Gippsland Street, Jindabyne
Price Guide	\$770,000
Inclusions	Furnished as per contract
Zoning	R 1 General Residential
Plan	Lot 9 SP34501
Strata levies	\$916.70 per quarter
Council rates	\$1334.55 per annum
Current occupancy	Holiday lease (some bookings in place)
Gross Income	\$78,615.83 (2022-2023 financial year)

Priced To SELL!!

Located within easy walking distance of town and the lake, this three bedroom two bathroom unit is over two levels.

Downstairs, with internal access from the single garage, there is a large bedroom and the two bathrooms, one of which includes the laundry.

Upstairs are two good sized bedrooms and the living area with fire place and access to the north facing balcony. The kitchen has recently been renovated and reverse cycle air conditioning added. High ceilings have had recent addition of insulation and give the living area a bright and spacious feel.

Sold fully furnished, the unit is approved for holiday letting but could also be a comfortable permanent residence.

Inspection is by appointment and subject to availability.

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