

<b>Property address</b>	14 Cobbon Crescent, Jindabyne
<b>Price Guide</b>	\$895,000
<b>Inclusions</b>	Refer contract
<b>Zoning</b>	R1 General residential
<b>Plan</b>	Lot 17 Plan DP241827
<b>Lot size</b>	1,094 m2
<b>Council rates</b>	\$3,296
<b>Current occupancy</b>	Holiday short term lease
<b>Gross Income</b>	FY 2023 \$45,382.90
	FY 2024 \$32,578.67
	FY 2025 \$28,331.77
	2025 July 1 to August 31 \$20,639.89

The Cottage is a charming split-level cottage style three bedroom home located close to town, walking/MTB trails and Lake Jindabyne.

This massive block of 1094 metres is sold with architect designed plans available on request for the development of FIVE townhouses - contact agent for details.

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 subject to council approval.

Now featuring:

- New 6.5kw air conditioning installed
- New outdoor up/down lights with auto on/off being installed
- New lights heat lamps in both bathrooms
- New kitchen and all appliances including dishwasher
- New paint inside and out
- Updated furniture indoor and out

Don't delay - call the exclusive listing agents for your inspection today!! Subject to availability.

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

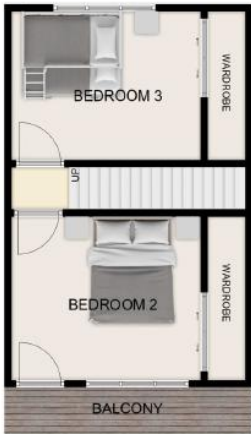
**COBBON 14**

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**