

Property address	14 Cobbon Crescent, Jindabyne
Price Guide	\$995,000
Inclusions	Refer contract
Zoning	R1 General residential
Plan	Lot 17 Plan DP241827
Lot size	1,094 m2
Council rates	\$3,296
Current occupancy	Holiday short term lease
Income	Contact agent

The Cottage is a charming split-level cottage style three bedroom home located close to town, walking/MTB trails and Lake Jindabyne. Internally it is spacious and has undergone a comprehensive and tasteful refurbishment. Ground floor possesses the master bedroom with renovated ensuite and living room with access to the large sundrenched deck. Upstairs has the second bedroom with its own balcony and third bedroom.

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



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**