

<b>Property address</b>	9 Twynam Street, Jindabyne
<b>List Price</b>	\$1,390,000
<b>Inclusions</b>	Fully furnished - Refer contract
<b>Zoning</b>	R2 Low density residential
<b>Plan</b>	Lot 15 DP 1156431
<b>Lot size</b>	769 m2
<b>Council rates</b>	\$3,198.76.00 per annum approx.
<b>Gross Income</b>	\$91,159.27 FY 2022-2023 \$67,436.32 FY 2023-2024
<b>Current occupancy</b>	May be subject to bookings

Welcome to Jindalee 2!

Perfectly suited to the home occupier or investor is this single level four bedroom, two bathroom freestanding home on a large 769m2 block on Twynam Street. This home is open, light, spacious and modern with TWO separate living areas making a great place for the adults to relax while the kids play. The primary living area features a gas log fireplace plus air conditioning and electric heating throughout the home. There is an internal access large double lock up garage with bike racks and a large drying room as well as off street parking. The main bedroom features a walk in robe and a comfortably sized ensuite. The second, third and fourth bedrooms all have built in robes. The main bathroom has ample space and a modern feel with a luxurious free-standing bath and shower plus there are two hot water systems for those long hot showers. There is access from the living room to a covered patio opening to the large fenced backyard with established gardens and mountain views complete with fire pit and garden shed. The residence is 275m2 providing plenty of space for year round enjoyment. Investors note: Jindalee 2 sleeps 9 guests comfortably and has a solid booking record. Some holiday bookings may be in place.

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**JINDALEE 2**  
9 TWYNAM STREET, JINDABYNE



**\*\*NOT to scale**