

Property address	43B Twynam Street, Jindabyne
List Price	\$1,290,000
Inclusions	Furnished - Refer contract
Zoning	R2 Low density residential
Plan	Lot 2 SP 96338
Lot size	428 m2
Council rates	\$2,008 per annum approx.
Current occupancy	Subject to holiday bookings
Income	FY 2022 – \$27,883.00 FY 2023 – \$78,878.00 FY 2024 – \$64,645.00 FY 2025 – \$56,098.42 30 th June to Date - \$50,287.72

Welcome to "The Falls" on Twynam, a modern alpine retreat perfectly positioned on one of Jindabyne's most sought-after streets.

Features you'll love:

- Open-plan kitchen, living & dining area with slow combustion fire, ducted reverse-cycle air conditioning, and abundant natural light.
- Seamless flow to a large covered entertaining deck and fenced backyard.
- Gourmet kitchen with modern appliances and sleek finishes.
- Downstairs: Guest bedroom with 2 king single bunks, full bathroom, laundry, drying room, and internal garage access
- Upstairs: Second living area, master suite with private balcony, walk-in robe & luxury ensuite (wet room with double vanity, bath & shower), plus two more bedrooms with built-ins and another full bathroom.

Whether you're entering the market, upgrading your lifestyle, or expanding your property portfolio, "The Falls" on Twynam is a rare turn-key opportunity in a tightly held location.

Act quickly - homes of this calibre don't last long.

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

43 B TWYNAM ST.

****NOT to scale**



GROUND LEVEL:

Kitchen-dining-lounge area. Garage, drying room, laundry, bathroom and bedroom 4.

UPPER LEVEL:

Master bedroom with ensuite and walk-in bedroom, second living area, bedrooms 2 and 3 and bathroom.