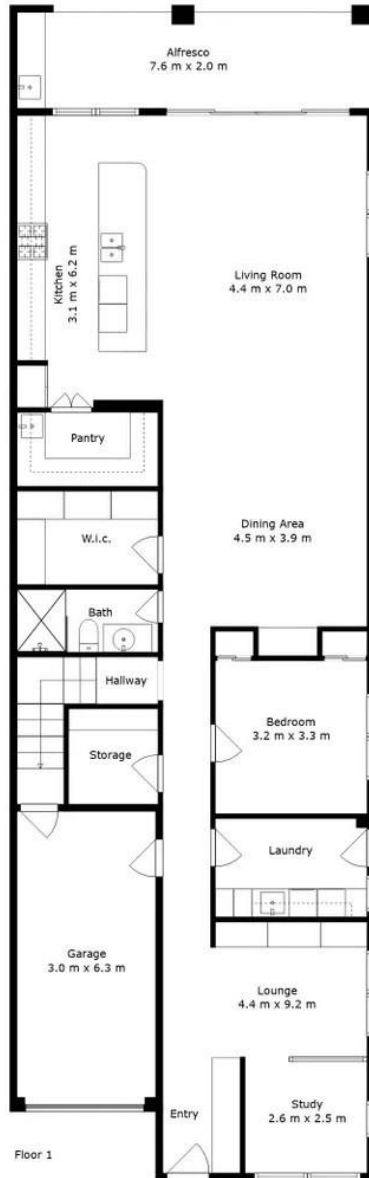


Property address	13A Alice Street, Jindabyne
Price Guide	\$1,395,000
Inclusions	Refer contract
Zoning	R 2 Low density Residential
Plan	Lot 1 SP 108574
Lot size	496.7 m2
Council rates	\$2,008 per annum approx.
Current occupancy	Vacant possession
Gross Income	\$54,328.41 – 4 th July to 12 September 2025

Contemporary Living At Its Finest

Modern and luxurious five bedroom, three bathroom, two storey home with internal entry single garage. Fenced back yard with entertainment area off the living room. Finished to a high degree with ducted climate control throughout and heated floors to the wet areas. Four generously sized bedrooms plus one bathroom upstairs, master with walk in robe, huge ensuite and private balcony with mountain and rural views. One bedroom downstairs, main bathroom, drying room and ample storage facilities. The huge open plan living area features a beautiful hanging fireplace and a stunning kitchen catering for the discerning cooks. Located walking distance to day care and schools on the mountain side of town. Keyless entry, security cameras are just some of the modern features of this beautiful home.

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



Floor 1



Floor 2

TOTAL: 231 m2

FLOOR 1: 140 m2, FLOOR 2: 91 m2

EXCLUDED AREAS: GARAGE: 19 m2, STORAGE: 4 m2, ALFRESCO: 16 m2,
UNDEFINED: 7 m2, BALCONY: 4 m2

Scale In Metres. Indicative Only. Dimensions Are Approximate.

