

Property address	Alpine Gables 13/2 Clyde Street, Jindabyne
Price Guide	\$400,000
Inclusions	Furnished as per contract
Zoning	SP 3 Tourist
Plan	Lot 22 SP 18797
Lot size	54 m2 Total
Strata levies	\$3,221.06 per quarter approx.
Council rates	\$680 per annum approx.
Current occupancy	Holiday lease (some bookings in place)
Gross Income	\$33,368.79 (FY 2025 - Including forward bookings) Managed by Accommodation Jindabyne

Loft Style Affordable Studio

This studio loft is located on the ground floor of the charming Alpine Gables complex featuring the famous Brumby Bar and is right across the street from Nuggets Crossing shopping centre. There is ample unallocated on and off-street parking, library, fireplace, laundries, gym and even a sauna for when you return from those epic days 'sending it' in the mountains!

This unit is in a great location allowing ease of access and comfortably accommodating up to five guests. Unit 13 has an open plan kitchen, dining and living area with a wide window opening onto a private garden at the side of the complex. You would be forgiven for forgetting you're right in the middle of town! There is a handy owners lock up storage suitable for skis, boards and bikes. Adjoining the iconic Brumby Bar, the location offers access to the walking/ bike track, the lakes edge, supermarket, dining and all town facilities.

If you are looking for a short-term rental or holiday investment - Don't let this one slip by...

Inspection is by appointment and subject to availability.

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

Gables 13

13/2 Clyde Street,
JINDABYNE



LOWER LEVEL

Bathroom, kitchen/living
area with king bed



UPPER LEVEL

Loft bedroom with single
bed and bunk bed

****NOT to scale**