

<b>Property address</b>	Alpha Centauri 9/39 Gippsland Street, Jindabyne
<b>Price Guide</b>	\$765,000
<b>Inclusions</b>	Furnished as per contract
<b>Zoning</b>	R 1 General Residential
<b>Plan</b>	Lot 7 SP34501
<b>Strata levies</b>	\$916.70 per quarter
<b>Council rates</b>	\$1334.55 per annum approx.
<b>Current occupancy</b>	Holiday lease (some bookings in place)
<b>Gross Income</b>	\$87,216.36 (2023 FY) \$8,000.00 (2024 Winter lease) \$17,600.00 (2025 FY) \$38,270.27 (from July 1, 2025 Inc. forward bookings)

THREE Bed, Two Bath, Fresh And Bright With Lock Up Garage!!

Perfectly located within easy walking distance of town and the lake, Alpha Centauri 7 is a three bedroom two bathroom unit over two levels. Featuring a recent renovation including new kitchen, carpet and fresh paint throughout.

Downstairs, with internal access from the single garage with plenty of room to lock up your equipment, there is a large bedroom and the two bathrooms, one of which includes the laundry.

Upstairs are two good sized bedrooms and the living area with reverse cycle air conditioning and access to the north facing balcony. High ceilings give the living area a bright and spacious feel.

Sold fully furnished, the unit is approved for holiday letting but would also make an ideal first home or permanent residence.

Inspection is by appointment and subject to availability.

**Contact:** Ben Clancy- 0429 205 720; [ben@jre.net.au](mailto:ben@jre.net.au)



## Alpha Centauri 7

7/39 Gippsland Street, JINDABYNE



Downstairs: Main bedroom, two bathrooms – one combined with laundry, single garage



Upstairs: two bedrooms, open plan living with balcony

\*\*NOT to scale