

# 113 Bungarra Lane, Jindabyne, NSW 2627

## Acreage For Sale

Monday, 27 May 2024

113 Bungarra Lane, Jindabyne, NSW 2627

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 23 m2

Type: Acreage



Toni Wheelhouse  
0431486588



Steve Forbes  
0264488888

## Expression of Interest (EOI)

This stunning 3-bedroom + study home offers a peaceful escape on 58 acres, just 6 minutes from Jindabyne. • Modern country three bedroom plus study home on 58 acres • Conveniently located just a 6-minute drive from Jindabyne township • Sturdy steel frame with split-face block construction on concrete slab • Enjoy comfortable living with hydronic underfloor heating throughout, featuring 9 zones. System operated by Wi-Fi compatible heat pump which is also capable of cooling in the summer months • Master suite includes a spacious walk-in robe and ensuite bathroom • Relax in the formal sitting room boasting a gas fireplace with a natural rock and timber feature wall • Experience breathtaking rural views from the open plan kitchen, living, and dining room • Modern kitchen equipped with a butler's pantry, mounted oven, gas cooktop, double-sized fridge, and island bench • East and West sliding doors enhance indoor-outdoor flow, leading to paved patios with majestic mountain vistas • Additional warmth provided by radiant wood fireplace in the living space • Thermal efficiency maintained with doors between each wing of the house • South wing features two full bedrooms, one with a study room and built-in robes • Main bathroom offers a deep bath, separate shower, and picturesque rural bush views • Spacious laundry/mudroom with exterior access, closets, and fitted cabinetry • Barn-style 16 x 10m shed with front and rear roller doors, and a concrete floor throughout. Shed sectioned in work areas and stables • Ample water supply with two water tanks totalling 48,000 litres approx. supplemented by town water • Fencing designed for horse paddocks, utilizing hardwood and pine materials. • Four horse paddocks along with two smaller yards and a house paddock • Remaining land fully fenced, featuring mixed snowy gum bush and a seasonal creek regularly flowing. • 10kw of solar newly installed on shed • Convenient turning circle driveway for easy access • European double glazed, gas-filled windows ensure energy efficiency and comfort all year round Rural living with the ultimate of privacy within a 6 minute drive to the township.