

2/8 Jillamatong Street, Jindabyne, NSW 2627

McGrath

Sold Duplex/Semi-detached

Friday, 1 September 2023

2/8 Jillamatong Street, Jindabyne, NSW 2627

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached

\$830,000

Final Bidding 3:00pm Thursday 28th September 2023 To register to bid, follow the link below: <https://buy.realtair.com/properties/110132A> A great opportunity for those looking for an entry to the Jindabyne market. Enjoying a sunny northerly aspect with Lake Jindabyne and Kosciuszko National Park views, this duplex apartment is of brick veneer construction and is built over 2 levels with the bottom floor comprising a double lockup garage, one 14.35sm bedroom, a combined bathroom/laundry, storage cupboard and stairwell to the second floor which comprises the open plan lounge/kitchen & dining, main bathroom, separate toilet, two bedrooms with built-in wardrobes and a linen press. The second floor living area offers expansive northerly views over Lake Jindabyne and is less than 1km walk from Nuggets Crossing, the main shopping precinct of the town. The property has full town services with gas connection via LPG gas cylinders and a reverse cycle air conditioning unit in the living area while an additional open-air parking space is located adjacent and on the western side of the double garage. As an investment option similar properties currently attract \$600 per week rent for an unfurnished 12 tenancy while as a furnished 16-week winter rental with twin share bedrooms an owner could expect rental income of \$1,500 per week. The zoning also allows usage as a short-term holiday rental subject to STRA registration, but the property is equally suitable as a primary place of residence or as a private holiday home. As a 'simple strata' there is no requirement for a sinking fund as any statutory fees & charges (rates, water/sewer fees, building insurance etc) are shared on a 50-50 basis with the adjoining townhouse – other outgoings include rates \$852.50/qrt (\$3,410/pa) and water-sewer charges approx' \$1275/pa. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested people should rely on their own enquiries.