

**3/1 Willow Bay Place, Jindabyne, NSW 2627**

**McGrath**

**Sold Residential Land**

Saturday, 19 August 2023

3/1 Willow Bay Place, Jindabyne, NSW 2627

Area: 1 m2

Type: Residential Land

## Contact agent

\$1,600,000 Negotiable - Enquire Today! 3/1 Willow Bay Place is the largest lot and one of only three waterfront allotments in Jindabyne's only gated estate. The block adjoins Rainbow Beach the largest sandy beach on Lake Jindabyne offering direct access to the lake and magnificent lake and mountain views. Features include: \* Located in a prestigious new subdivision surrounded by high quality new homes \* Privacy: one of only 10 large lots in Jindabyne's only gated community and one of three with direct lake frontage \* Largest allotment in the Estate, being 17,303sm fronting Rainbow Beach \* 406sm building envelope alterable 'subject to council approval' \* Stunning protected views across Lake Jindabyne to the Kosciuszko National Park \* Town water, underground power & access to wireless NBN \* All lots have a large capacity (10 people) enviro cycle for effluent management \* Residents have private access laneway to Willow Bay \* Stone security entrance to estate \* Zoning allows for residential & short-term holiday usage (subject to council approval) \* Planning and funding in place for the Lakeside shared trail connecting East Jindabyne to Tyrolean Village, Jindabyne, Gaden Hatchery, Lake Crackenback Resort and ultimately Thredbo located nearby. Land size: 17,304sm with a building envelope Zoning: RU5 Village: suitable for residential & short-term holiday usage subject to council approval. \* Please note the land cannot be further subdivided as it is environmentally sensitive land and subject to considerations associated with clause 7.2 Terrestrial Biodiversity contained in the Snowy River LEP 2013. \*\* Please note that boundary lines visible in photography are estimates only. Enquiries to Gordon Jenkinson mob' 0427 100 915