

# 3/23-25 Kirwan Close, Jindabyne, NSW 2627



## Apartment For Sale

Friday, 29 March 2024

3/23-25 Kirwan Close, Jindabyne, NSW 2627

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Dani Kell  
0425873587



Mandy Micallef  
0264572504

**\$1,185,000**

Khione 3 is only a 10 minute walk to town; to shops, pubs, wine bars and restaurants. Lake Jindabyne and a local brewery are both much shorter walks away. The local sports oval is literally out the 'back gate' of the complex. This townhouse is the perfect holiday home or new residence you need to see. Spread over two floors, Khione 3 has the whole family covered. The top floor boasts the open plan living, dining and kitchen area. With vaulted ceilings combined with ample natural light, this creates an ambient space for every sort of occasion, from special events to normal daily routines. The mountain views/ snow views/ sunset views are spectacular from the balcony off the living and dining areas. The two upstairs generously proportioned bedrooms have built in wardrobes; one has its own ensuite. The upstairs bathroom has a spa bath perfect to soak away the day's activities the area had to offer. The home is NBN connected and has a study nook, perfect for those who work from home, or for those who like to check in with their laptop whilst they are enjoying their days off, or for those with kids who need to study. The downstairs master suite is complete with walk-in wardrobe and a generously sized ensuite, as well as access to the courtyard. This combination could make this master the ultimate oasis. Currently the downstairs master is cleverly aimed at the winter market, with 2 Queen sized bedrooms upstairs and 6 singles in the master suite space; this allows for 2 families to have the ultimate skiing holiday. As the property is licensed for 11 people, there is an additional, high quality single fold out bed within the property. The property is being sold with all furniture and white goods, with the exception of a couple of minor items. The property is being sold with all artwork, with the exception of one item. The property is also being sold with everything you need to cook and serve almost any meal. This makes the property ready to move in. If you're looking to secure your slice of winter wonderland before this season or wanting something close to everywhere call Dani or Mandy today! Dani Kell 0425 873 587 Mandy Micallef 0407 258 393 Double garage with internal access Three bedrooms Three bathrooms Walk in wardrobe in master Built in wardrobes other bedrooms Spa bath in upstairs bathroom Separate laundry Fully fenced courtyard, great for entertaining or pets Open plan living, dining and kitchen Balcony, with mountain view/ snow views High ceilings Underfloor heating in bathrooms Storage room Automatic garage door Licensed for 11 Instant gas hot water Gas cook top/ electric oven Split system reverse cycle air conditioner/ heater - upstairs (keeps the house cool on the few hot days and boosts extra heat when needed) Boot dryer in garage, to accommodate 11 pairs of boots, plus a few pairs of gloves Gas heater - upstairs Electric panel heater - downstairs bedroom Passes current STRA Fire compliance Low maintenance garden Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.