

401 Old Settlers Road, Jindabyne, NSW 2627

McGrath

Sold Other

Sunday, 25 February 2024

401 Old Settlers Road, Jindabyne, NSW 2627

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 40 m2

Type: Other



Gordon Jenkinson
0427100915

\$1,450,000

401 Old Settlers Road is a 40.78ha property in the prestigious McGufficke Hill Rural Estate located approximately 12km from the centre of Jindabyne. The sale includes a yet to be completed & council approved for habitation 'off grid' 105sm steel shed/residence with plumbing, 41,000lt water tank and large capacity septic system for a large family is already in place. Electrical wiring needs to be completed as does installation of an off grid system for power requirements. A slow combustion fireplace has been installed to keep the winter chills at bay while the double glazed internal & external windows and sliding doors have been purchased and are stored on site ready for installation by the new owner. This location offers privacy, expansive Snowy Mountains and Lake Jindabyne views with Perisher Mountain & Rams Head Range prominent as well as outstanding rural views of the Moonbah Valley with Jillamatong Mountain and its 'blue ribbon' trout stream dissecting the valley floor. The shed site is within 200m of a private dam which could be utilised to water stock or landscaping usage while the property is fenced on 3 sides. The zoning allows for a second dwelling to be constructed subject to council approval with an ideal second site close to mains power, a water line from a shared bore and northerly views to Lake Jindabyne as well as outstanding Snowy Mountains views. The new NBN tower at the top of Wollondibby Road is clearly visible from most parts of the property offering good internet access critical these days for most buyers. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries.