

**758 Alpine Way, Crackenback, NSW 2627**

**Residential Land For Sale**

Saturday, 30 March 2024



758 Alpine Way, Crackenback, NSW 2627

Area: 10 m2

Type: Residential Land



Dani Kell  
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## AUCTION

Auction Location: Henley Property 5/1 Gippsland Street Jindabyne

Introducing a prime real estate opportunity on the highly sought-after Alpine Way! This expansive 10.96-hectare land parcel is conveniently situated within close proximity to Jindabyne (less than 10 kilometers away) and Thredbo (less than 25 kilometers away). The property boasts a zoning of C3 Environmental Management, which opens up a world of possibilities for development and investment. With the potential to build, subject to council approval (STCA), under the C3 zoning, this property offers endless opportunities for those with a vision. Create your very own health retreat, eco-tourist facility complete with management accommodation, cellar door, or Bed and Breakfast options. The potential for tourism or commercial utilization of this land is boundless. Situated on the Alpine Way, it presents the perfect opportunity to bring your business aspirations to life in the Snowy Mountains, serving as the gateway to Thredbo and Perisher Ski Tube Terminal. Moreover, the presence of nearby hospitality and tourism businesses ensures a captive audience right at your doorstep. For detailed information regarding permitted usage and regulations, please refer to the Snowy Monaro Local Environmental Plan 2013, available at [Snowy Monaro LEP 2013]([https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0700#pt-cg1.Zone\\_C3](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0700#pt-cg1.Zone_C3)). To explore this exceptional real estate opportunity and arrange a personal viewing, we invite you to call Dani Kell today. Don't miss out on the chance to seize this remarkable investment opportunity! This property will go to Auction on 2 May 2024 at 3pm.

Features:- Large 20 acre parcel in sought after Alpine Way location- C3 environmental zoning with varied commercial and tourism development STCA- Large Dam on property- Abundance of wildlife present- Eco tourism development with Manager's residence possible, for those seeking a home on the Alpine Way- EcoCrackenback accommodation, Wild Brumby Distillery and Crackenback Farm in close proximity offering an array of complimenting businesses- Vast Alpine Way Road frontage- Mature Eucalyptus- Creek running along boundary- 5 mins drive to Perisher Skitube Terminal and mere 10 mins to Thredbo Resort

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.