

**9 Ted Winter Close, Jindabyne, NSW 2627**



**Sold House**

Wednesday, 23 August 2023

9 Ted Winter Close, Jindabyne, NSW 2627

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 911 m2**

**Type: House**

**\$725,000**

Final Bidding 3pm Wednesday 20th September 2023 To register to bid at auction, click the following link: <https://buy.realtair.com/properties/110124> Update, renovate or completely transform the possibilities are endless! If you are in the Jindabyne market for a renovation project or a development opportunity you must put this property on your shopping list. Currently situated on the 911sm allotment is a 1997/8 'Lloyds' of Wagga relocatable home comprising 3 bedrooms, 1 bathroom and open plan living area. The property has been badly neglected and currently is in poor shape but presents incredible potential for a modern renovation or by removing or demolishing the existing dwelling the large land parcel provides scope for a detached or attached dual occupancy with the added attraction of potential for dual access. Conveniently located in a quiet cul-de-sac the eastern boundary (31m) backs onto a council reserve which gives direct access to Jindabyne's shared trail network while the 60m southern boundary adjoins a 5m wide pedestrian walkway. The location is within walking distance to key local amenities including the Town Centre & Nuggets Crossing shopping precincts, Jindabyne Central School, 'John Connors' sports ground complex, Ambulance & Police stations and most of the towns food & entertainment venues. Price guide \$750k to \$800k but as it is to be auctioned the market will set the final sale price. Council ref; Lot123/DP811787 / Zoning; R2 Low Density Residential / Rates 2023-24 \$2,516-07 For further information or to arrange an inspection contact the agent Gordon Jenkinson mob' 0427100915 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.