

**37 Byatt Street, Khancoban, NSW, 2642**



**House For Sale**

Saturday, 5 October 2024

37 Byatt Street, Khancoban, NSW, 2642

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Mellisa Meli  
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## Home, Holiday or Investment? Choice is yours!

Welcome to 37 Byatt Street, Khancoban

Nestled on the elevated side of town on a 7327m<sup>2</sup> block with stunning views of the mountain ranges, 37 Byatt Street offers a wonderful lifestyle in the heart of Khancoban. This charming home features three generously sized bedrooms, each with built-in wardrobes, providing plenty of comfort for the whole family.

The separate dining area flows seamlessly into a galley-style kitchen, which opens out onto a spacious and inviting deck-perfect for entertaining or simply relaxing while enjoying the serene surroundings.

This home with the large windows fill the house with the feeling of openness allows you to enjoy the landscape that surrounds the home.

Additional features include a single carport and a separate double garage located at the rear of the block also includes a third toilet for even more convenience or those outdoor BBQ's and the rest offering ample storage and parking space.

The home has been thoughtfully updated, with the main bathroom recently undergoing a full renovation, and the laundry now includes a second shower, hand basin, and toilet for added convenience.

37 Byatt Street has served as a holiday retreat for the owner and, more recently, has been managed by our office for contractor accommodation. A rental ledger is available upon request.

We warmly invite you to experience this incredible property at the foothills of the Snowy Mountains-a perfect getaway or investment opportunity in a stunning natural setting nestled in the serene town of Khancoban, located on the south-western edge of the Snowy Mountains, this property offers a unique lifestyle opportunity for those seeking a tranquil getaway or an outdoor adventure. Khancoban is an ideal destination for nature lovers, with its stunning scenic drives along the Kosciuszko Alpine Way, offering breathtaking views of the Snowy Mountains and access to iconic lookouts like Scammells Ridge. History enthusiasts will appreciate a visit to Tom Groggin Station, where The Man from Snowy River lived and worked.

A short distance from the home, Khancoban Pondage provides a popular spot for water activities including kayaking, swimming, and trout fishing, perfect for both relaxation and recreation. Public amenities such as BBQ facilities, playgrounds, and a boat ramp make it a great spot for family outings. You can also explore the fascinating Snowy Hydro Murray 2 Power Station, where an interactive visitor centre delves into the engineering marvel of the Snowy Hydro Scheme.

In winter, Khancoban is an ideal base for day trips to Thredbo's ski resorts, while in the warmer months, it becomes a peaceful destination for exploring Kosciuszko National Park. This UNESCO-recognised biosphere offers an abundance of unique plant species and bushwalking trails, making it a year-round attraction. After a day of outdoor activities, enjoy a visit to the local Pickled Parrot Providore, where you can indulge in gourmet products sourced from the surrounding region.

Whether you're looking for adventure or relaxation, 37 Byatt Street in Khancoban is perfectly situated to enjoy the best that this picturesque region has to offer.

Contact our office to book your private inspection.