

**8 Lotus Avenue, Kalkite, NSW 2627**



**House For Sale**

Wednesday, 10 July 2024

8 Lotus Avenue, Kalkite, NSW 2627

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 841 m2**

**Type: House**



Gordon Jenkinson  
0427100915

**\$749,000**

A 1980's two-story brick veneer dwelling on a 841sm block in Kalkite village on the northern end of Lake Jindabyne some 20 minutes' drive from Jindabyne. The property consists of 3bedrooms, 2 bathrooms, a separate laundry with an open plan kitchen, dining & lounge/living with stairs leading to a first-floormezzanine that is currently in use as an extra bedroom. Temperature control is via reverse cycle air conditioning and a slow combustion wood heater in the living area with a ceiling fan to assist air flow. The property is owned by three families who have utilized the dwelling as a private holiday lodge over the last 40 odd years – skiing & snow sports in the winters with trout fishing, hiking, cycling and water sports some of the activities undertaken in the warmer months. The property is in need of some renovation but nothing too serious and most could be completed by a competent handyman – the sale is on a 'walkin walkout' basis being fully furnished and ready for immediate use. Kalkite has access to full town services including mains power, water, sewer, garbage collection and wireless NBN while all homes in the village are withineasy walking distance of the lake and bus services to Jindabyne public and Snowy Mountains Grammar School are available making the location an attractive option for families.