

<b>Property address</b>	4/34 Ingebyra Street, Jindabyne
<b>List Price</b>	\$790,000
<b>Inclusions</b>	Refer contract
<b>Zoning</b>	R1 General residential
<b>Plan</b>	Lot 4 SP 16160
<b>Lot size</b>	149 m2
<b>Council rates</b>	\$1,824 per annum approx.
<b>Strata Levies</b>	\$1606.65 per quarter
<b>Current occupancy</b>	Tenant in place 31 <sup>st</sup> November, 2025
<b>Income</b>	\$680/ week

### **Snowgums 4**

Snowgums 4 is a neatly presented three bed, one bath top floor apartment boasting fantastic north facing views across the town and lake. Perfectly located just a short stroll to town centre of this small complex of four units only. Freshly painted throughout and with the bathroom being tastefully redecorated this prime positioned apartment boasts a double lock up garage, external private laundry and internal storage. With great views and in a fantastic location Snowgums 4 would suit either the astute investor, first home buyer, or ski /bike family looking for their mountain home base.

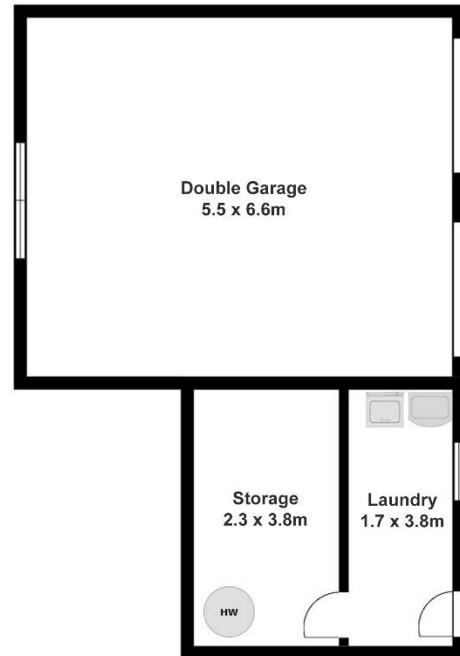
NB: Great tenant in place until November.

**Contact:** Ben Clancy- 0429 205 720; [ben@jre.net.au](mailto:ben@jre.net.au)



## Apartment 4, Snowgums

34 Ingebyra Street, JINDABYNE 2627



**GROUND LEVEL**  
(not in location)

Floor Plan is for illustrative purposes only.  
Measurements are internal and approximate.  
Errors, inaccuracies and omissions may occur.  
Interested parties should make their own enquiries.



Internal Area Upstairs - approx. 87sqm  
Ground Level - approx. 51sqm