

Property address	Alpine Gables 13/2 Clyde Street, Jindabyne
Price Guide	\$420,000
Inclusions	Furnished as per contract
Zoning	SP 3 Tourist
Plan	Lot 22 SP 18797
Lot size	54 m2 Total
Strata levies	\$3,221.06 per quarter approx.
Council rates	\$680 per annum approx.
Current occupancy	Holiday lease (some bookings in place)
Gross Income	\$33,368.79 (FY 2025 - Including forward bookings) Managed by Accommodation Jindabyne

Loft Style Affordable Studio

This studio loft is located on the ground floor of the charming Alpine Gables complex featuring the famous Brumby Bar and is right across the street from Nuggets Crossing shopping centre. There is ample unallocated on and off-street parking, library, fireplace, laundries, gym and even a sauna for when you return from those epic days 'sending it' in the mountains!

This unit is in a great location allowing ease of access and comfortably accommodating up to five guests. Unit 13 has an open plan kitchen, dining and living area with a wide window opening onto a private garden at the side of the complex. You would be forgiven for forgetting you're right in the middle of town! There is a handy owners lock up storage suitable for skis, boards and bikes. Adjoining the iconic Brumby Bar, the location offers access to the walking/ bike track, the lakes edge, supermarket, dining and all town facilities.

If you are looking for a short-term rental or holiday investment - Don't let this one slip by...

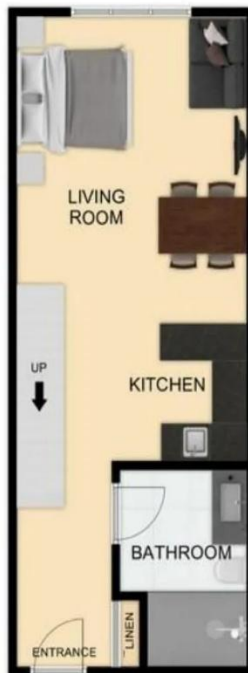
Inspection is by appointment and subject to availability.

Contact: Ben Clancy- 0429 205 720; ben@jre.net.au



Gables 13

13/2 Clyde Street,
JINDABYNE



LOWER LEVEL

Bathroom, kitchen/living
area with king bed



UPPER LEVEL

Loft bedroom with single
bed and bunk bed

**NOT to scale



id	arrival_date	departure_date	booking_source	area_name	tarriff_amount
127542	6/07/2025	11/07/2025	HomeAway / Stayz	Gables - 13/2 Clyde Street	2016.28
128181	11/07/2025	13/07/2025	Airbnb	Gables - 13/2 Clyde Street	1062.75
127552	13/07/2025	18/07/2025	Direct	Gables - 13/2 Clyde Street	2132
127983	18/07/2025	20/07/2025	Booking.com	Gables - 13/2 Clyde Street	1116.51
126565	20/07/2025	23/07/2025	Owner	Gables - 13/2 Clyde Street	0
128499	23/07/2025	25/07/2025	Booking.com	Gables - 13/2 Clyde Street	718.77
128674	25/07/2025	27/07/2025	Booking.com	Gables - 13/2 Clyde Street	1116.51
127789	27/07/2025	1/08/2025	Booking.com	Gables - 13/2 Clyde Street	1705.04
127739	1/08/2025	6/08/2025	Booking.com	Gables - 13/2 Clyde Street	2083.18
128655	8/08/2025	10/08/2025	Booking.com	Gables - 13/2 Clyde Street	1116.51
127588	10/08/2025	15/08/2025	Booking.com	Gables - 13/2 Clyde Street	1862.49
128009	15/08/2025	18/08/2025	Owner	Gables - 13/2 Clyde Street	0
128621	18/08/2025	22/08/2025	Booking.com	Gables - 13/2 Clyde Street	1435.58
127503	25/08/2025	29/08/2025	Jasmac	Gables - 13/2 Clyde Street	1485
128261	29/08/2025	31/08/2025	Booking.com	Gables - 13/2 Clyde Street	1116.51
127914	3/09/2025	7/09/2025	HomeAway / Stayz	Gables - 13/2 Clyde Street	1787.4
127639	27/11/2025	30/11/2025	Booking.com	Gables - 13/2 Clyde Street	766.67