

## 31 Snowgum Ct, Jindabyne, NSW 2627

Sold - \$745,000

House 4 3 2



### Exceptional Family Home

A large, superb and attractive country-style home set on an 8,329 m2 (just over 2 acre) block, only a six or seven-minute drive from Jindabyne and the lake. It provides a private setting, direct access to 500 acres of common land and a pleasant rural residential outlook.

This predominantly single storey home is a well-kept secret in Lakewood. Spacious and with high quality construction, the design of this four bedroom property is unusual, with separate wings joined by a central section that connects the sleeping and living areas.

The modern kitchen adjoins a large dining and living room which has a slow combustion fire. Joining this area in the eastern wing is the master bedroom with walk-in robe and ensuite. The western wing has three bedrooms centred around a second living area or rumpus room. Above this area is an office / study with an abundance of storage. A large bathroom, laundry, and storage cupboard complete this section of the house. Attached to the house is a twin garage with a loft office of 'whatever' room and the third bathroom. There are two outside entertaining areas designed to make the most of the different summer and winter climates.

The efficiency and cost-effectiveness of heating is critical in the Snowy Mountains. This home has an in-floor hydronic heating system powered by the slow-combustion fire. The system is separated into five floor areas so the temperature within the home can be controlled at will. This system also provides heat to a drying cupboard and has been designed so that it can easily be connected to off-peak electricity.

Lakewood Estate is a popular residential area in Jindabyne and the home offers privacy, space, and a very comfortable semi-rural setting just minutes from town and, remember, Lakewood Estate is connected to town water.

If you are after a stand-out home, call Main Range to organise an inspection.

#### Open for Inspection

By Appointment.

#### Property Features

- Quality Home
- 5 Bedrooms
- 2 acres
- town water

#### Listed By



Noel Richards  
Phone: (02) 6451 3333  
Mobile: 0400 836 276

