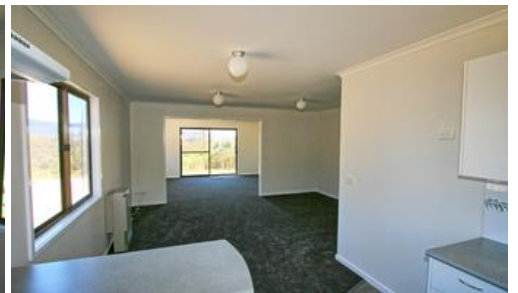




202 West Lynne Rd, Moonbah



## LIVE IN ONE. BUILD ANOTHER.

Motivated Vendor!! Price Reduced!!

This is an opportunity to own a private piece of the Snowy Mountains. But there is more to it than a 3 bedroom home on a 9.5 acre block.

The current zoning would allow a second residence to be constructed on the block. A Planning analysis and Development summary has been conducted and two potential sites identified.

So with council approval you could live in the current residence while you construct your dream home. Once completed you then have an additional residence for family or a source of income through rental.

Situated just over 2 kms from the Barry Way the block is mostly cleared and borders Grosses Plain Creek. The 3 bedroom home has been freshened up with new carpet and internal painting. Gas heating and cooking along with plenty of rain water storage means the house is ready to move into. All 3 bedrooms are well sized with the master being very spacious with a walk in robe. The property is being sold furnished.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$650,000
<b>Property Type</b>	residential
<b>Property ID</b>	471

### AGENT DETAILS

Patrick Killin - 02 6456 2216

### OFFICE DETAILS

Jindabyne  
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