



40 Archies Lane, Jindabyne

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DO YOU HAVE AN INTEREST IN FISHING OR WATER SPORTS?

"Fawltly Pond" ~ a home or holiday retreat! PRICE REDUCED!

"Fawltly Pond" is situated on a fully fenced 11,845sm (just under 3 acres) lot fronting a Snowy Hydro lake front reserve on the foreshores of Lake Eucumbene. The location is approximately 46km from Jindabyne and another 30km to the Ski Resorts of Thredbo & Perisher.

The home itself has been extensively renovated by the current owners with planning designed by noted local architect David Epstein and construction by master tradesman John Wilson.

The current layout comprises:

The eastern (older) wing containing 2 bedrooms (single glazed windows & carpet), a bathroom with a separate toilet and laundry with external door to the back yard.

The central area of the home contains the renovated kitchen (including pantry, self-cleaning electric oven & dishwasher), dining and lounge room with slow combustion fire place, wood store with rear external access door, ceiling fan, reverse cycle air conditioning, sky light and with internal access to the adjoining north facing entertaining deck with retractable 'weather shield'. The central area also includes a study/office (or 4th bedroom) which features a translucent ceiling – floor covering in this section are 'jade' slate tiles while all the renovated sections have double glazed windows.

The western (new) wing has the main entry & mud room (vinyl floor & skylight) with plenty of cupboard space for storage, master bedroom with walk-in robe (carpet), ensuite (with double sized shower, spa bath & enclosed toilet) and offers very good northerly lake views & westerly snow views. Wide internal stairs in this wing lead downstairs to a double lockup garage with auto 'panel door', an internal door then gives access to a workshop area with raised concrete floor and double glazed sliding door to an outside covered (under verandah) patio – the eastern side of the ground floor also houses a second single garage with a manual panel door. There is a large 'void' area adjoining the workshop and single garage which houses the hot water tank and would be suitable for extra storage and which is accessed at both ends by a couple of lockable single doors.

The fully fenced back yard includes a larger capacity (7 person) septic, 100foot deep bore with wind mill, various fruit trees (including blood plumbs, cherries, peaches, nectarine, apple, pear and mulberry) and nut trees (chestnut, walnut and pistachio), garden shed on a slab, a 20,000lt plastic tank and a 24,000lt

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another 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 enquires in order to determine whether or not this information is in fact accurate.

 3 acre

**\$479,000**

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**Gordon Jenkinson**

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