



Property address	21 Campbell Street, Dalgety
Guide	\$620,000
Inclusions	Refer contract
Zoning	Zone RU5 Village
Plan	Lot 4 DP974931
Lot size	1353.1 m ²
Council rates	\$1,620 per annum approx.
Current occupancy	Owner Occupied Sold Vacant possession

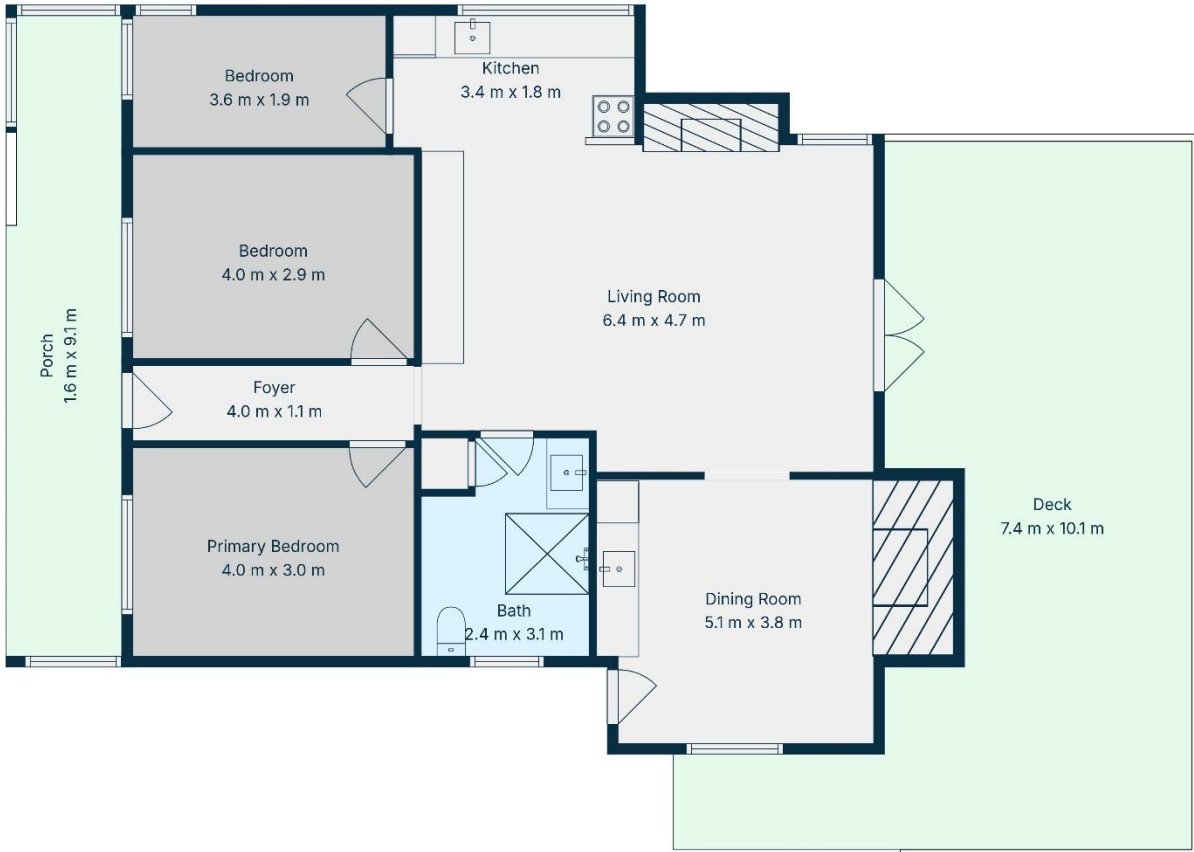
A lovingly restored cottage originally built circa 1890 located in Dalgety on the banks of the mighty Snowy River on a huge block of 1,353m²*

Comprised of three bedrooms, one bathroom with shower over bath, dining room and a spacious living area open to the kitchen area. From the living room is a large deck featuring extensive Main Range views including Mt. Perisher itself! The living area has a lovely wood fireplace and the dining room has a functioning range. The home has undergone extensive renovations including new roof, full insulation, completely electrically rewired and plumbing all brand new. The property is fully and newly fenced and adjoins Barnes Street Lane which leads directly to the Snowy River just 200 metres away!

All town services are available and there are sensational district and mountain views (you can see the snowcapped mountains rolling away in the distance). Zoned R 5 Large lot residential, restored cottages of this calibre are rare in Dalgety and this is possibly the best one to come on the market for many years. A short walk gets you to the primary school, showground, the Snowy River, tennis courts and the famous Buckley's Crossing Hotel!!!

*sub-dividable subject to council approval.

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



Total: 96 m²

1st Floor: 96 m²

Excluded Areas: Porch: 15 M², Deck: 45 M², Fireplace: 3 M²,
Walls: 6 m²

Floor Plan For Illustrative Purposes Only. Measurements And Layout Are Approximate And May Vary.

