

**19 Elkhorn Street, Denham Court, NSW 2565**



**House For Sale**

Friday, 15 March 2024

19 Elkhorn Street, Denham Court, NSW 2565

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Saurabh Robin Kalra

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## **Auction unless sold Prior**

This supremely well-designed property represents a unique opportunity for buyers or investors to secure a large versatile real estate package in a premier Denham Court street. The fortunate new owners of this superb residence will be treated to a relaxed modern lifestyle with a smart architectural feel and a low-maintenance design, complete with a fully approved home business that's currently running as a successful beauty salon. This is an exceptional opportunity offering many options and possibilities for active families, investors or home business owners and is presented in as-new condition. The property is fresh, bright and full of style plus it is ideally positioned directly opposite the new Denham Court Public School and childcare centre facility, as well as being just a couple of minutes away from all amenities at Willowdale Shopping Centre. Property features:- Generous 450sqm with plenty of room to add a pool/granny flat (STCA)- Crisp and contemporary interiors feature quality inclusions throughout- A light-filled open plan living/dining space plus a separate home theatre- Undercover entertaining area and a spacious wraparound grassed garden- Customised and council approved home salon, ideal for a home business- The deluxe island kitchen includes high-end fittings plus a walk-in pantry- Three queen-sized bedrooms, the master has a walk-in robe and ensuite- Ducted air-con, alarm security, 6.6kW solar plus an auto lock-up garage - Great investment with scope to lease out the house and salon separately Location:- 400m to Denham Court Public School- 400m to Goodstart Early Learning Willowdale- 700m to Needlebush Avenue Playground- 2-minute drive (1.3km) to Willowdale Park- 2-minute drive (1.4km) Jamboree Avenue Playground- 3-minute drive (1.2km) to Willowdale shops- 3-minute drive (1.3km) to Willowdale Hotel- 3-minute drive (1.7km) to Leppington Anglican College- 8-minute drive (4.5km) to Leppington train station- 9-minute drive (6.5km) to Edmondson train station- 15-minute drive to the upcoming Western Sydney Airport- 15-minute drive (13.7km) to Campbelltown- 16-minute drive (12.9km) to Liverpool- Quick and easy access to both the M5 & M7 For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.