

28 Denman Avenue, Kootingal, NSW 2352

HELEN HYTEK

Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 908 m²

Type: House



Helen Hystek
0459207128

\$550,000

This is a lovely home with its own unique layout, style and space. Located in Kootingal, a popular little country village, and only 15 minutes to Tamworth. The bus stop is right outside the gate, and it's walking distance to the IGA, post office, butcher, pharmacy, and local Tavern – famous for its great food and kids playground! Plus, the local school and community pool is just five minutes' walk. At the centre of the home is a nice modern kitchen with 40mil stone bench tops and a walk-in pantry with plenty of storage. There is a study area just off the kitchen and a cosy lounge with a wood fireplace. The master bedroom comes with an ensuite and walk in robe, while some of the other bedrooms have built in robes. The stylish main bathroom has a stand-alone modern bath and a shower, plus toilet. A good size laundry at the back of the home with another separate toilet and a door to the backyard. One of the great features of this home is the multiple living zones. As mentioned above, there is the lounge/media room at the front of the home, then a super large lounge, dining and family area at the other end of the home with beautiful timber floors. This area flows out to a magnificent large timber deck overlooking the back yard with mountains in the distance. If you want to kick the footy around or build a kids play area, have a couple of dogs, or build yourself a nice big shed, then there is loads of room for all these things. Side access is available from the front to the back, plus a single lock up garage, and parking space at the front of the home. To keep the bills down there is solar panels, and although it's on town water there is also a rain water tank. This is definitely one not to miss!