

# 45 Butler Street, Deniliquin, NSW 2710



## House For Sale

Tuesday, 28 May 2024

45 Butler Street, Deniliquin, NSW 2710

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 800 m2**

**Type: House**



Jesse Taylor  
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**\$260,000**

A neat three bedroom property right on the doorstep of the Deniliquin CBD, medical precinct and river access at McLean Beach this is a combination of block size and location often sought though seldom found. The property has been kept in excellent condition for its age and with some superficial improvements can be dramatically enhanced. The delightful three bedroom vinyl clad home consists of split system air-conditioning, slow combustion wood fire, neat electric kitchen, spacious master bedroom, and two additional rooms with one having direct access off the enclosed patio area. The grounds much like the house have been well maintained with a garage/shed, outdoor toilet, excellent fencing. An added bonus is the driveway running along the RHS of the 800m<sup>2</sup> block there is an opportunity for an additional dwelling to be constructed at the rear (STCA) to really maximise on the potential returns on the property given its location.