

**499 St Michael Street, Deniliquin, NSW 2710**



**House For Sale**

Monday, 22 April 2024

499 St Michael Street, Deniliquin, NSW 2710

**Bedrooms: 3**

**Bathrooms: 1**

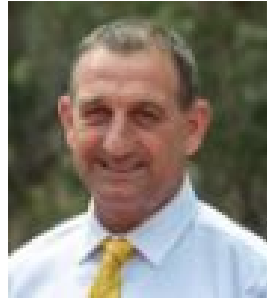
**Parkings: 3**

**Area: 750 m2**

**Type: House**



Sam Hall



Hamish Thomson

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## Contact Agent

This is a PRIME opportunity to develop your dream river life. It's all here - 18m of absolute Edward River frontage on one of Deniliquin's finest stretches of water (ski zone), coupled with a unique 1960s architect-designed home offering stunning views of the river and bushland. There is scope to modernise the home and develop the riverbank where you have your own personal jetty and stairs leading to the water's edge and shaded by a magnificent ghost gum. You'll love the peacefulness and privacy the property offers and yet you're only a short walk to the CBD. The home's spacious main living area boasts north-facing floor to ceiling windows that capture the morning sun and take full advantage of the river views. The split-level home features three bedrooms on the lower level, family bathroom with separate toilet, separate shower room, walk-in linen press, and a spacious laundry with a handy second separate toilet. The upper level is the open plan kitchen, dining and lounge room with split system AC and wood heater and opening to an inviting undercover timber decking area stretching the full length of the house and overlooking the river. A second staircase leads to a stand-alone home office or 4th bedroom. Outside are lush lawns and gardens serviced by an automated inground sprinkler system, 2-car carport, garden shed with power and a handy storage room. Homes along sought-after St Michael Street rarely come up for sale, and this is the first time in 35 years this particular property has been placed on the market - don't miss the boat on this rare river lifestyle opportunity. Auction: Saturday, May 25 at 12 noon on-site (unless sold prior).