

**72 Butler Street, Deniliquin, NSW 2710**



**House For Sale**

Wednesday, 15 May 2024

72 Butler Street, Deniliquin, NSW 2710

**Bedrooms: 4**

**Bathrooms: 2**

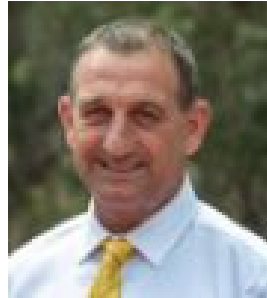
**Parkings: 4**

**Area: 740 m2**

**Type: House**



Sam Hall



Hamish Thomson

0419532259

**\$685,000**

This spacious family home has every aspect of modern living covered, complementing its convenient central location. A little over 20 years old, the home has been superbly maintained and oozes modern comforts - open-plan living, multiple living areas including an inviting sunroom, underfloor heating, separation between master bedroom and children's rooms, and a double garage with auto door and secure internal access to the laundry. The property is ideal for a growing family - walking distance to McLean Beach, Swim Centre, Scotts Park, CBD, White Lion Hotel, and Edward School - but it's equally appealing for an older couple coming in off the land, boasting privacy but still with ample space to host the family gatherings and side street access for the caravan. There is a light and bright feel and flow throughout the home, starting with the formal lounge and master bedroom which both open off the tiled entry. The master bedroom includes an ensuite, WIR, ceiling fan, split system AC and TV provision. The central open-plan incorporates family living, dining space and modern kitchen with dishwasher, gas cooktop and loads of storage, and leads to the sunroom with split system AC to ensure all-season comfort when relaxing with your favourite book. There are two more bedrooms serviced by a modern family bathroom located at the rear of the house, as well as a sizeable study or guest bedroom. Other features include gas hot water, centralised vacuum system, ducted evaporative cooling, two enclosed courtyards for entertaining guests, excellent fencing, and inground automatic sprinklers throughout the impressive and well-maintained lawns and gardens. OPEN HOUSE: Saturday, May 25 from 10.30am-11.30am.