

**91 Decimus St, Deniliquin, NSW 2710**



**House For Sale**

Saturday, 4 May 2024

91 Decimus St, Deniliquin, NSW 2710

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 600 m2**

**Type: House**



Jesse Taylor  
0424348943



Angela Carmichael  
0438634273

**\$185,000**

Presenting a budget-friendly three-bedroom home perfect for investors looking to capitalise on potential. This property includes efficient climate control with both a split system and a cozy wood fire, ensuring comfort year-round. The functional layout features a combined kitchen and dining area, ideal for family meals and entertaining along with spacious bedrooms. Outside, the property offers backyard access through a convenient single carport, providing ample outdoor space for expansion or personalisation. Currently, the estimated rental income stands at \$250 per week, but with minor cosmetic enhancements, there's excellent potential to boost this figure and enhance property value. Don't miss out on this promising investment opportunity, with its affordable entry price and upside potential, this home is an ideal choice for those looking to enter the real estate market or expand their portfolio.