

**540 Poictiers Street, Deniliquin, NSW 2710**



**House For Sale**

Wednesday, 19 June 2024

540 Poictiers Street, Deniliquin, NSW 2710

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

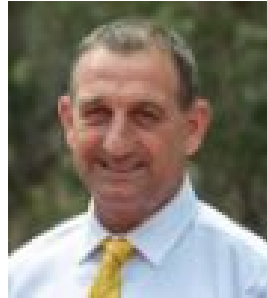
**Area: 1540 m2**

**Type: House**



Sam Hall

0408425777



Hamish Thomson

0419532259

## **Price Guide \$875,000 - \$920,000**

This is an unrivalled property. A 4-bedroom home and self-contained 2-bedroom guest house all on one title, and no detail was missed in the high-quality craftsman build. Best of all, you're only a short drive to Edward River boat ramps and access points. The sprawling, low-maintenance property is ideal for an extended family, where a parent / grandparent could reside in the guest house / unit with the security of being nearby but still enjoying their own space. Alternatively, you could realise a potential rent return of \$300-\$330 p.w. for the unit to help pay the mortgage. Located in a popular and quiet part of town, both dwellings are less than 25 years old and represent exceptional value when considering today's building costs. And the features are many: Master with ensuite / WIR, big kitchen with family room, formal dining / lounge, underfloor heating, zone-controlled AC + split systems, quality fixtures and fittings, solar power, double garage, outdoor entertaining, and so much more!