

83 Denman Avenue, Kootingal, NSW, 2352



House For Sale

Sunday, 8 September 2024

83 Denman Avenue, Kootingal, NSW, 2352

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jacqui Powell

Peaceful Living in Kootingal

Escape the daily grind and retreat to this charming home, set in a peaceful location just a 19km drive from Tamworth. This solid brick residence offers a spacious and comfortable lifestyle with three bedrooms, two bathrooms, and a plunge pool perfect for the warmer months.

Inside, you'll find three generous bedrooms, two with built-in wardrobes, and the master suite featuring a walk-in robe and ensuite. The home boasts an abundance of hallway storage leading to a combined kitchen, dining, and living area. Enjoy the convenience of a reverse-cycle air conditioner and beautiful mountain views from your living space. The kitchen is well-appointed with a gas cooktop, dishwasher, and plenty of bench and cupboard space for all your culinary needs.

The main bathroom is complete with a bath, shower, and separate toilet, making it perfect for family living. Outside, the large backyard is fully enclosed and includes a rainwater tank, providing both space and functionality.

- ☑ Three bedrooms, two with built-ins, master with walk-in robe and ensuite
- ☑ Spacious kitchen with gas cooktop, dishwasher, and ample bench space
- ☑ Open-plan kitchen, dining, and living area with mountain views
- ☑ Reverse-cycle air conditioning and gas points for heating
- ☑ Large, fully enclosed backyard
- ☑ Currently tenanted at \$500 p/w and in lease until 16/11/2024
- ☑ Land size 662m² and council rates approx. \$2,330 p/a

* This information has been prepared to assist solely in the marketing of this property. Whilst all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.