



456 Poictiers Street, DENILIQVIN, NSW 2710

Immaculately Presented Family Home with Exceptional Entertaining

Positioned in a sought-after area of Deniliquin, this beautifully maintained family home offers the perfect combination of space, comfort and quality craftsmanship. Built by respected local builder Tim Nolan circa 2004/2005, the home has been thoughtfully designed to cater to modern family living while delivering impressive indoor and outdoor entertaining spaces.

Offering three generous bedrooms plus a dedicated office, the home provides flexibility for growing families, professionals working from home or those seeking additional living space. The master suite is a private retreat, featuring a walk-in robe and stylish Jack and Jill ensuite complete with a stone-top vanity and quality Tasmanian Oak cabinetry.

At the heart of the home, the well-appointed kitchen boasts stone benchtops, an island bench, Tasmanian Oak doors and panels, wall oven, ceramic cooktop, canopy rangehood and double sink. Overlooking the spacious open-plan living area and complemented by a second living room, there is plenty of room for the whole family to relax and unwind.

Step outside to a superb undercover entertaining area designed for year-round enjoyment. Featuring a decked outdoor space, free standing pizza oven, pull-down

TYPE: For Sale

INTERNET ID: 300P197582

SALE DETAILS

\$750,000

CONTACT DETAILS

Elders Deniliquin

351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne
0409 355 733

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blinds and ceiling fans, it's the ideal setting for family gatherings, weekend barbecues or entertaining friends in comfort.

Additional features include:

- Three bedrooms plus office, all with built-in robes, ceiling fans, blinds and curtains
- Family bathroom with bath and separate shower
- Plantation shutters
- 9-foot ceilings and LED lighting throughout
- Zoned underfloor heating for year-round comfort
- Toshiba ducted reverse-cycle air conditioning
- Additional split-system air conditioning
- 10kW solar system for energy efficiency
- Freshly repainted approximately 12 months ago
- Double garage with automatic panel-lift door
- 7m x 5m (approx.) shed with concrete floor, lighting and fixed shelving
- Computerised watering system

Offering exceptional comfort, quality finishes and outstanding entertaining options, 456 Poitiers Street presents an outstanding opportunity to secure a home that is ready to enjoy from day one.

For further information or to arrange a property inspection, please contact Matt Horne on 0409 355 733, Claire Parks on 0491 793 480, or the Elders Real Estate Deniliquin office on 0358 810 600.

Open Home Times:

- 10:00am - 10:30am Saturday 6th June
- 5:00pm - 5:30pm Wednesday 10th June
- 10:00am - 10:30am Saturday 20th June

*Denotes: Approximate

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 666.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite







