



30 Virginia Street, Denman




## 3 BEDROOM FAMILY HOME IN DENMAN

Discover this fantastic family home, perfectly blending comfort, convenience, and outdoor living. Located in a sought-after area of Denman close to all local amenities, this property offers everything you need for convenient family life.

Step inside and be greeted by a carpeted lounge room, ideal for relaxing with loved ones. The heart of the home features a well-appointed kitchen with a freestanding upright electric oven and range hood, flowing seamlessly into a dining nook. From here, a sliding door provides direct access to the rear entertaining area, making indoor-outdoor living a breeze.

All three carpeted bedrooms boast built-in robes and ceiling fans, ensuring comfort and convenience for every member of the family. The functional bathroom includes a bath, shower, vanity, and a separate toilet, while the internal laundry offers handy backyard access.

Entertain year-round in the generous, enclosed entertaining area that spans the entire width of the home. Beyond that, you'll find a well-sized, fully fenced backyard, perfect for pets and young children to

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**FOR SALE**  
\$495,000

### AGENTS

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### AGENCY

LJ Hooker Muswellbrook  
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play safely. This fantastic outdoor space also backs directly onto a reserve, providing ideal rear access.

Parking and storage are abundant with a powered double bay shed featuring manual roller doors and a double carport to the side of the home.

With a rental expectation of \$520 - \$530 per week, this property presents an excellent opportunity for both homeowners and investors alike.

#### Key Features:

- Front carpeted lounge room area
- Kitchen with a freestanding upright electric oven and range hood
- Dining nook off the kitchen with sliding door access to rear entertaining area
- 3 carpeted bedrooms all featuring built in robes and ceiling fans
- Bathroom with bath, shower, vanity and sperate toilet
- Internal laundry with backyard access
- Manual roller shutters on all easterly facing windows
- Rear, enclosed entertaining area spanning the width of the home
- Well sized backyard backing onto a reserve, the perfect rear access
- Powered double bay with manual roller doors
- Double carport to the side of home
- Fully fenced block that perfect for pets and young children
- Rental expectation \$520-\$530p/w

Don't miss your chance to secure this wonderful family home!  
Contact Jayden Nichols from LJ Hooker Muswellbrook today on 0423 794 507 to arrange an inspection.

#### MORE DETAILS

Property ID	JPPF6P
Property Type	House
House Size	71 m2
Land Area	702 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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