



80 Paxton Street, Denman

MODERN FAMILY LIVING WITH SECURE LONG-TERM INCOME

Positioned in a convenient and family-friendly pocket of Denman, this modern brick residence delivers the perfect combination of space, comfort and investment security. Set on an approximately 593sqm allotment, the home offers four generous bedrooms, two bathrooms, multiple living areas and a secure backyard, making it an ideal choice for both owner occupiers and investors alike.

Designed for easy family living, the home features a spacious open-plan layout centred around a well-appointed kitchen with ample bench space and storage, flowing seamlessly into the main living and dining area. A second lounge room provides valuable additional living space, perfect as a media room, children's retreat or formal sitting area.

The master bedroom is privately positioned and boasts a walk-in wardrobe, ensuite, plantation shutters and split-system air conditioning, while the remaining bedrooms are all generously sized and fitted with built-in wardrobes and ceiling fans.

Outside, the fully fenced backyard offers plenty of room for children and pets to enjoy, complete with side vehicle access and a dedicated fire pit area for entertaining family and friends.

4  2  2 

FOR SALE
\$735,000

VIEW
By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Conveniently located within close proximity to local schools, shops and everyday amenities, this is a quality family home.

Key Features:

- Four generous bedrooms, all with ceiling fans
- Spacious master suite featuring split-system air conditioning, plantation shutters, walk-in robe and private ensuite
- Built-in wardrobes to the remaining bedrooms
- Light-filled open-plan living and dining area
- Separate second living room providing additional space for families
- Well-appointed kitchen with breakfast bar, ample storage and bench space
- Ceramic cooktop, stainless steel oven, rangehood and dishwasher
- Split-system air conditioning and ceiling fans throughout key living areas
- Modern main bathroom with bathtub, shower, vanity and separate toilet
- Large internal laundry with practical workspace and storage
- Double lock-up garage with automatic roller door and internal access
- Fully fenced backyard with side vehicle access
- Dedicated outdoor fire pit area

Investment Highlights:

- Quality tenants currently in place
- Returning \$1,320 per fortnight (\$660 per week)
- Fixed-term lease secured until 23 December 2026
- Immediate rental income with long-term tenancy security

This is a fantastic opportunity to secure a modern, low-maintenance home in one of the Upper Hunter's most sought-after townships, whether you're looking to expand your investment portfolio or secure a quality family residence for the future. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

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MORE DETAILS

Property ID	JWKF6P
Property Type	House
House Size	159 m ²
Land Area	593 m ²
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Remote Garage

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