

LJ Hooker



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71 Coaldrake Avenue, Denman Prospect

The Designers Choice




This comfortable two-storey home of affordable extravagance was built to provide comfort for all family members. The home has a great floorplan, high ceilings and spacious rooms so there will be a variety of areas to retreat for privacy or other areas designed for great gatherings. The rumpus/family room is especially cosy with a fireplace providing both warmth and charm.

The home comprises 4 large bedrooms with 3 of them having ensuites, a massive kitchen, family room that extends out to a fantastic covered entertainment deck and a garden with exceptional fruit trees and plants delivering natural sweet aromas during the warmer months.

Sited only a short stroll from the local Evelyn Scott School, natural reserves and local transport this is an ideal family home, a beautiful way to live and the surrounding homes put this house in the winner's circle. Be good to yourself and come and inspect today! We would love to see you at our open home or indulge in a private tour!

Features to consider:

- Excellent location - walk to school, bus stop and natural reserves
- Two-storey spacious home
- 4 bedrooms, 3 with ensuites

4  5  2 

FOR SALE

Please Call

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.

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- Ducted reverse cycle air conditioning
- Gas fan forced fireplace
- Double auto door garage
- Landscaped 600sqm garden
- Large, covered entertainment area
- Excellent views
- Quality kitchen with walk in pantry
- Large open foyer and formal lounge room
- Stone retaining walls
- Imported tile flooring
- Gas cooktop in kitchen

- Land Size: 600sqm
- Total House: 295sqm
- Lower Floor: 137sqm
- Upper Floor: 85sqm
- Alfresco: 23sqm
- Garage: 41sqm
- Balcony: 6sqm
- Covered Porch: 4sqm
- Rates: \$3,993 p.a.
- Land Tax: \$7,896 p.a. (investors only)
- Unimproved Land Value: \$760,000

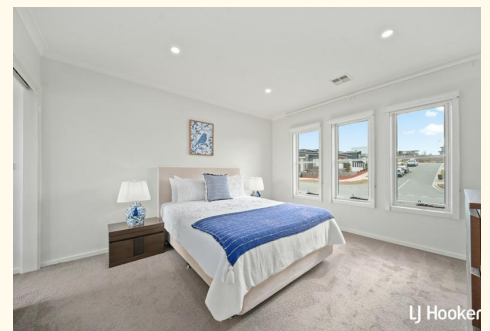
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MORE DETAILS

Property ID	HP0FGF8H
Property Type	House
House Size	240 m2
Land Area	600 m2
EER	4
Including	Ducted Cooling Ducted Heating Alarm Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Fire Place

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