







3a Denman Avenue, Kootingal

Your Own Private Escape on Over an Acre

Designed with family living in mind, the home features four generous bedrooms, including a spacious main suite complete with walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes. At the centre of the home, the open plan kitchen and dining area provides a welcoming place to come together, complemented by a separate living room and an additional family or games room for even more flexibility.

Adding to the home's character are 2.7m ceilings and elegant rose cornices throughout the main living areas. The main bathroom is equally generous, featuring a large corner spa bath and separate toilet, while ducted reverse cycle heating and cooling keeps the home comfortable throughout the seasons. Fresh paint and new carpet throughout add a crisp, refreshed feel, making this a home you can simply move into and enjoy. Three-phase power to the house adds further practicality.

The double garage offers more than just secure parking, with a dedicated office space and additional storage adding valuable functionality for those working from home or needing extra room.

4 2 7

FOR SALE
$949,000

VIEW
By Appointment

AGENTS

Samuel Spokes
0475 843 042
sam.spokes@ljhooker.com.au

Cassie Semple
0429 580 081
cassie.semple@ljhooker.com.au

AGENCY

LJ Hooker Tamworth
(02) 6767 1710

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.

Outside is where this property truly comes into its own. A wrap-around bullnose verandah creates an inviting setting for entertaining, relaxing or simply taking in the peaceful surrounds. The substantial shed provides space for up to five vehicles together with a workshop, making it ideal for car enthusiasts, trades, hobbies or anyone needing serious storage.

Adding to the charm of the property is a picturesque creek meandering along the boundary, framed by beautiful established trees that create a private, leafy oasis and a wonderful sense of escape.

All of this is set within the welcoming village of Kootingal, with the IGA supermarket, pharmacy, Kootingal Hotel, public pool, primary school and preschool all just a short walk away.

A property that delivers space, character, practicality and lifestyle in equal measure, 3A Denman Avenue is one you will want to experience for yourself.











MORE DETAILS

Property ID	BD8HTE
Property Type	House
Land Area	4420 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Samuel Spokes 0475 843 042
Licensee, Director - Sales Representative | sam.spokes@ljhooker.com.au
Cassie Semple 0429 580 081
PA to Sam Spokes | cassie.semple@ljhooker.com.au

LJ Hooker Tamworth (02) 6767 1710
199 Peel Street, TAMWORTH NSW 2340
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au

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.