



3a Denman Avenue, Kootingal

Your Own Private Escape on Over an Acre

Positioned on an impressive 4,420sqm parcel, 3A Denman Avenue offers the kind of space, privacy and lifestyle that is increasingly hard to find, all within easy reach of the heart of Kootingal.

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.

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.

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
\$995,000 - \$1,045,000

VIEW
Sat 17th Oct @ 10:30AM - 11:00AM

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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

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