

334 WAKOOL ROAD, DENILIKUIN, NSW, 2710



**SOLD**

## LAKESIDE LUXURY, NOTHING COMPARES

Offering faultless design, timeless aesthetic and incomparable functionality, this unrivalled lake side home is the ultimate in sophisticated family living. Set on a substantial 5.5-acre allotment within Riverview Estate., this newly built steel frame, four-bedroom, two-bathroom, multigenerational haven has been finished to exacting standards. The spacious living area with feature dual front wood fireplace, leads into a private parents retreat with sunken spa, dressing room and large ensuite.

Cleverly designed with multiple living / cooking and dining areas to cater for large families and featuring a granite top kitchen that any CHEF would envy, with full butler's pantry and hide away coffee hub. Outdoor kitchen with gas cooktop, fridge and bar. Dual split system ducted air conditioning for optimum year-round comfort.

With low-cost and ease in mind the property enjoys a 3 megalitre water entitlement, 100,000 litre water tank, 5.5 kilowatts of solar, and inground watering system.

Surrounded by well-established native trees, orchard, large vegetable patch, gardens, built to 100mm above the 1 in 100 years flood height level and right on the lake you are simply spoiled for choice at 334 Wakool Road.

To unlock the potential of this prime location and invest in your future - arrange an inspection today.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,100,000**

**OPEN FOR INSPECTION:**  
**N/A**



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NICOLE CONNELLY PHOTOGRAPHY  
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GROSS INTERNAL AREA  
FLOOR 1: 308 m<sup>2</sup>, EXCLUDED AREAS:  
GARAGE: 61 m<sup>2</sup>, PORCH: 58 m<sup>2</sup>  
TOTAL: 427m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.