

154 CHIPPENHAM PARK LANE, DENILIQUIN, NSW, 2710



SOLD

HOW'S 40 ACRES OVERLOOKING THE EDWARD RIVER SOUND? RIVER BEND

Tall lemon scented gums line your way into "River Bend". A private forty-acre haven, serenely positioned on the high bank of the Edward River, directly opposite McLean's Beach.

Built in 1998 by current owners and long-time local builders, this well thought out home centres around a magnificent inground pool, that truly must be experienced to be believed. Inside you'll be greeted by large light-filled spaces, including four bedrooms, office, dining, living and lounge, all with views onto the mature sprawling garden and lush lawns, which are maintained by automatic sprinkler systems from your own private bore. The bore also provides quality water to the home & surroundings, ensuring you will never be without.

Ducted evaporative cooling, slow combustion wood fire and gas heating, maintain comfort, whilst a large rooftop solar system keeps energy costs low and approx 30m x 7m metre shedding at the side of the property provides ample space for storage,

This property has everything you need for an amazing country life. Suiting those who value position and privacy, located a short five-minute drive to the town centre and less than 100 metres to the river, this is a once in a lifetime opportunity to secure your own piece of paradise - inspect today.

4 BED | 2 BATH | 2 CAR

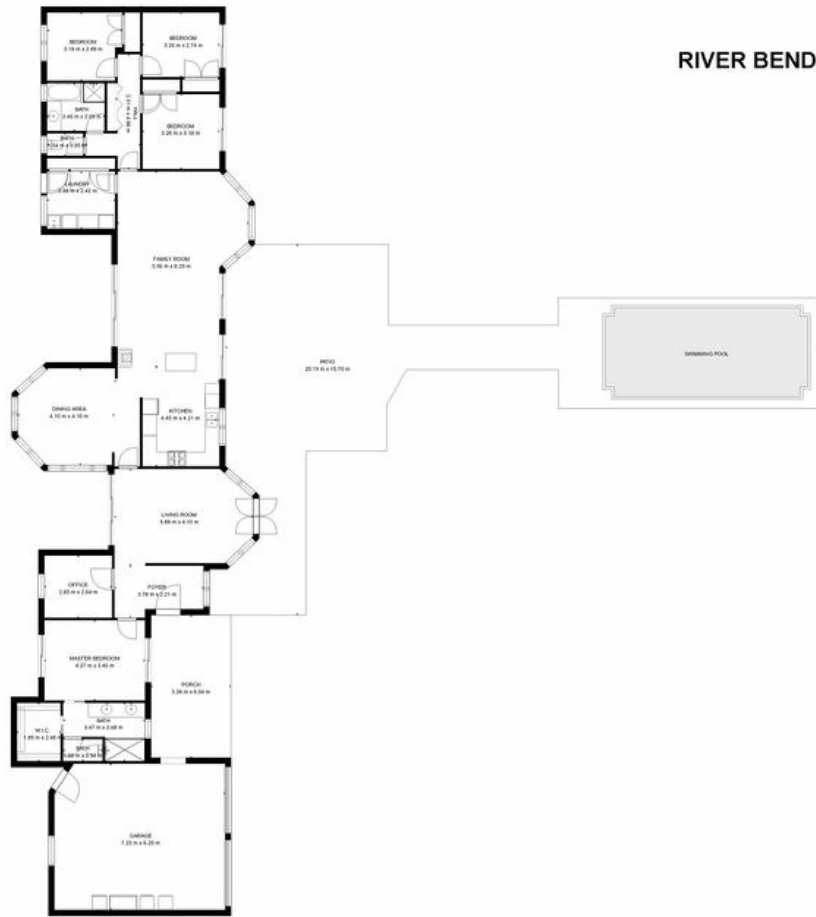
PRICE:
\$1,200,000

OPEN FOR INSPECTION:
N/A



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RIVER BEND



NICOLE CONNELLY PHOTOGRAPHY
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GROSS INTERNAL AREA
FLOOR 1: 197 m², EXCLUDED AREAS:
GARAGE: 44 m², PATIO: 146 m²
PORCH: 21 m²
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.