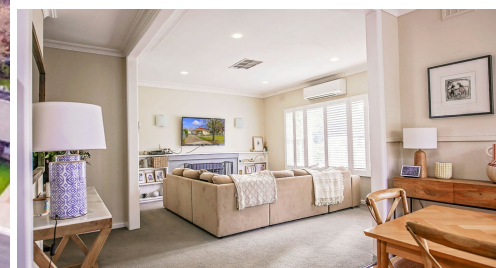


474 GEORGE STREET, DENILIQVIN, NSW, 2710



**SOLD**

## A1 GEORGE ST LOCATION, PICTURE PERFECT " PRICE REDUCED "

It is very rare to find a home in such a great location near the Edward River, and this part of George St has so much appeal. This picture perfect three bedroom, weatherboard home has some great qualities and great appeal.

You just can't go wrong with such a location. The master of the three bedrooms is quite large with a built-in robe. The home also boasts a renovated open plan kitchen with ceramic cooktop, oven and dishwasher which flows directly from the living/dining areas. There is a very neat bathroom with feature barn hanging door and a large rear utility room ideal for a second living room, craft room or study. It has French doors leading out to a beautiful rear yard and paved outdoor area.

Heating and cooling are covered with two split systems, slow combustion wood heater and ducted evaporative cooling.

Outside there is a real country cottage feel with plenty of leafy trees and established gardens. All this and only a short walk to McLean Beach and the river walking tracks.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$400,000**

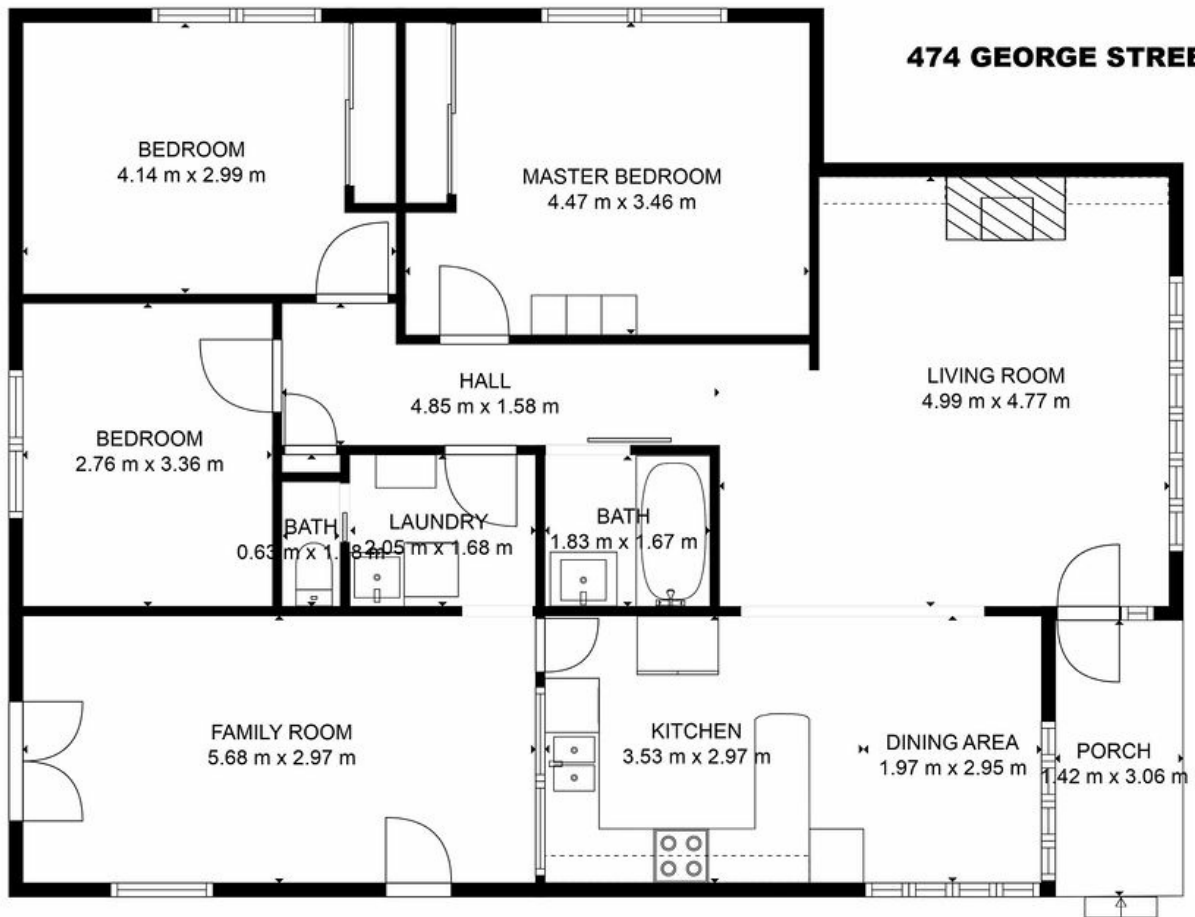
**OPEN FOR INSPECTION:**  
**N/A**



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**474 GEORGE STREET**



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**0458 122 661**

GROSS INTERNAL AREA  
FLOOR 1: 110 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 4 m<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.