



## 210 Mangoola Road Denman NSW

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Located just 5 minutes from Denman Main Street this 40 acre property is the ideal spot to raise the family. The land is good quality river flats rising slightly to undulated grazing country. There is a 20 megalitre water license and underground mains in place but a new line needs to be run from the boundary to the river. The home features 3 big bedrooms all with built in robes. The living/ dining area is open plan and leads to the timber kitchen. The main bathroom and laundry are in good condition and there is a 2nd toilet. The home has ducted r/c air conditioning throughout. There is also a portable cabin perfect for an office or another bedroom. For storage there is a 10 bay machinery shed, 4 bay carport and 1 bay lockable workshop. Additional features include a set of steel cattle yards, 3 phase power, a stock dam and the school bus stops at the front gate. Properties this close to town are rare so don't delay booking your inspection.

**Price** : \$825,000  
**Land Size** : 40 Acres  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/denman/residential/house/7982617>



**Jay Shepherdson**  
02 6541 5331



**Fin JTS Realty**  
02 6541 5331