

10 Eucalypt Avenue, Muswellbrook, NSW 2333



Sold House

Monday, 19 February 2024

10 Eucalypt Avenue, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 807 m2

Type: House



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\$445,000

This three-bed cottage on 807.9 sqm of land is a perfect home option for those who want to stop renting and take that first step on the property ladder. It's ideal if you're an empty nester who wants to downsize, and it's a great investment property with a possible return of \$500+ a week. This lovely home invites you in—and immediately delivers its “wow” factor with its character-filled timber-raked ceilings in the open-plan lounge/ dining/ kitchen. Warmed and cooled by a reverse-cycle air conditioner, this is a great family-friendly living space. The kitchen enjoys plenty of preparation surface and storage, with a large pantry, space for a big fridge, electric stove, range hood and wrap-around breakfast bar. The large master bedroom, with its convenient built-in wardrobe, boasts a ceiling fan and a split-system air conditioner. The other two double bedrooms are both well-proportioned and have cooling ceiling fans. One has a built-in wardrobe, while the other would be perfect as a work-from-home option, sewing room or reading retreat. The bedrooms are well-served by a modern renovated bathroom, with a large shower recess complete with a tiled recessed shelf. The separate WC and laundry with external access complete the picture. Outside, the large covered outdoor entertaining deck enjoys mountain views and overlooks the large, secure, fully fenced rear garden. It's laid to easy-care lawn, perfect for children to play. The potential is there, however, for those with a green thumb to transform it into a self-sufficient paradise. You'll love the huge shed which could easily be your workshop, studio or even your home gym—and there's plenty of space for essential storage. The garage is also large enough to accommodate extra storage, and there's vehicle access to the rear garden via double gates. For the potential investor, the cottage is currently returning \$410 rent per week with a lease secured until April 19th this year—but the market indicates that similar properties are currently returning \$490 to \$520 per week—so the opportunity is certainly there! Located close to the CBD with its shopping, eateries, entertainment and sporting facilities, schools, medical and child care centres, this is a sound property. Are you wanting to take that first step into your own home? Have your family all moved out and you want to live mortgage-free? Or would you like an investment that could return \$500+ per week? Then this is the house for you! But because it would appeal to such a diverse range of buyers, you must hurry to see it without delay. Act now if you don't want to miss out on this sweet little cottage! - Three-bedroom home with workshop/studio- Open plan kitchen, dining and lounge room- Covered entertainment deck with mountain views- Kitchen with wrap-around breakfast bar- Separate laundry with external access- Split system air-con in family and master- Low-maintenance secure garden- Vehicle access to the rear via double gates- Large workshop/studio- Located close to all amenities Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.