

**12 Boronia Drive, Muswellbrook, NSW 2333**

**Raine&Horne.**

**Sold House**

Friday, 26 January 2024

12 Boronia Drive, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 722 m2**

**Type: House**



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**\$549,000**

Nestled within a quiet and peaceful cul-de-sac, this appealing four bedroom family home enjoys generously appointed interiors and close proximity to local shops and sporting facilities. In excellent condition throughout, the property boasts a number of quality appointments. You'll love the beautiful big outdoor entertaining area with plenty of space to set up the outdoor setting and BBQ to host this year's Christmas lunch. Flowing through indoors, a modern kitchen equipped with granite benchtops and dishwasher has all your cooking essentials. A generous tiled dining area makes a great space for formal dinners with a combustion wood fireplace to enjoy toasty winters ahead and a split system A/C for the summer months. At the front of the home, a large formal lounge area makes a cosy space for family movie marathons. The home's master bedroom suite is luxuriously appointed with a private ensuite, triple mirrored built-in robe for ample wardrobe storage and split system A/C for extra comfort. The three remaining bedrooms are positioned via a private hallway and serviced by a modern bathroom with bath, shower & separate w/c. Finally, tinkers will be delighted that the home offers both a double carport for easy in-and-out parking PLUS an additional Colorbond 2 bay shed to the backyard with separate side access! Families, this quality home is sure to tick all your boxes so be sure to attend the first inspection. • Brick & tile 4 bedroom home • Good sized 722m<sup>2</sup> corner block • Four bedrooms appointed with built-in robes and ceiling fans • Generous main bedroom with ensuite, R/C air conditioning & wall-to-wall robe • Modern kitchen complete with dishwasher and stainless-steel appliances • Spacious lounge room • Tiled dining area with air conditioning & combustion wood fireplace • Great entertaining terrace opening from the dining area • Two bay shed at rear and double carport at front • 23 x Solar panels • 500m from Richard Gill School • 1km from Muswellbrook Fair with Woolworths, Aldi & specialty stores Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.