

**12 Claret Avenue, Muswellbrook, NSW 2333**

**WARBURTON**

**House For Sale**

Tuesday, 2 April 2024

12 Claret Avenue, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 814 m2**

**Type: House**



Ethan Warburton  
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Sandy Warburton  
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## **Buyer Guide \$460,000 - \$480,000**

Situated on a level allotment in the sought after North Muswellbrook area, this property presents an attractive opportunity for investors or first-time home buyers!

- Air-conditioned formal living/dining area, offering a pleasant view of the rear garden
- Kitchen features a convenient breakfast bar, perfect for casual dining or entertaining guests
- Adjacent to the kitchen is meals or family living space
- Main bedroom, complete with an ensuite bathroom and built-in robes
- Second bedroom also features built-in robes & study nook
- Functional third bedroom
- Main bathroom offers both a shower and a bath, with a separate WC
- Access the rear yard easily through the drive-through single garage