

**120 Sandy Creek Road, Muswellbrook, NSW 2333**

**Sold Lifestyle**

Thursday, 1 February 2024

120 Sandy Creek Road, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 20 m2**

**Type: Lifestyle**



Tony McTaggart

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## Contact agent

This parcel of rural land is the sort of acreage always sort by seldom found! There's a Timber framed Weatherboard home all set up and connected to town water. The house offers a Lounge/Living area with an inbuilt fireplace. There's a Kitchen, Bathroom and separate laundry as well as a covered in back verandah. Its a 3-4 bedroom home with an enclosed front sleep-out. The Garage is a great size set as a 4 bay shed, and other improvements include a set of steel cattle yards and a race.. The land is undulating running back to a hidden valley. This back corner has some softer flats which has an old disused windmill and well. The land is divided into 2 to 3 paddocks including the house yard and there are two main stock dams and a little "eagle nest of water in the back portion. Just ideally located to suit someone looking for a quiet lifestyle lot, with a little space and some opportunity for improvements. Listed at \$735,000 . For more information or an inspection contact the Agents on 65432788 or visit [www.ehpfirst.com.au](http://www.ehpfirst.com.au)