

**1315 Sandy Creek Road, Muswellbrook, NSW 2333**



**Other For Sale**

Wednesday, 12 June 2024

1315 Sandy Creek Road, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: Other**



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**\$825,000**

Situated on 6.8 Acres just 10 minutes from Muswellbrook. This is a fabulous spot to raise the family. The land is divided into 2 portions with a big flat house yard & a fenced paddock at the rear running down the creek. The home was built by the vendors & has been extremely well maintained. There are 4 bedrooms, 2 with built in robes & one with R/C Air. The main lounge at the front of the home is large & there is a 2nd open plan living area with R/C A/C & a combustion fire off the kitchen and dining. The kitchen is in excellent condition with a dishwasher, electric stove and breakfast bar. There are 2 bathrooms & a big laundry, plus a utility room in the centre of the house which could be utilised as an office. Ducted vacuum is also connected. Outside is a covered alfresco area & verandah's at the front & side over looking the beautifully established lawns & trees. There is plenty of storage with a double carport, single garage, pump shed, wood shed, garden shed and 2 big workshops. There is also a fully lined room in one shed ideal for a man cave or teenage retreat. Water is a feature with 120,000 Litres of water storage, an unequipped bore & creek access at gate. If you are after a well set up acreage, close to town take a look at this one.