

**15/39 Woollybutt Way, Muswellbrook, NSW 2333**



**Sold Townhouse**

Monday, 14 August 2023

15/39 Woollybutt Way, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Alex Bussell  
0427549480

**\$265,000**

Buying your first home? Downsizing? Investing? This lovely end-of-row, compact townhouse is the perfect solution. The entrance leads past the eye-catching kitchen to the generous open-plan living/ dining room and out to the balcony beyond with its parkland views and peaceful leafy outlook. The galley kitchen, with its convenient servery into the dining room, is ideal for chatting with the children or guests while preparing meals. You'll love the well-designed storage and preparation space and the stunning wooden benchtops, ceramic cooktop, electric oven, stainless-steel diamond range hood, huge stainless-steel pot drawers, and built-in dishwasher. The spacious internal laundry leads from the kitchen to the utility area outside and accesses the huge under-stair storage area. Upstairs there are three double bedrooms, two of which have built-in wardrobes, and one of those boasts a balcony overlooking the parkland reserve. Imagine on warm summer evenings sipping your drinks from your bijou private balcony! The bedrooms are served by a family bathroom with a separate bath and shower, and there is additional storage for linen on this level. The third double bedroom is just perfect for guests or a work-from-home option. Heating and cooling are taken care of by reverse-cycle air-conditioners downstairs and in the two main bedrooms. The carport is large and there is additional designated visitor parking in the complex. If you were looking to invest, the current rental market indicates the property could a weekly rent of \$300 - \$320. This charming home is close to Muswellbrook Fair Shopping Centre, with its eateries and entertainment options, and a few minutes from schools, child care and transport. It's the perfect solution for escaping the rental market or downsizing-but you won't be the only one to have that same vision. This house will appeal to a range of buyers, so won't be on the market for long. You should book a viewing today so as not to miss this golden opportunity!- Three-bedroom home with family bathroom- Galley kitchen, with servery- Open-plan dining and family room- Outdoor entertainment balcony- Separate laundry and internal storage access- Master and second bedroom with built-in wardrobes- Balcony to one of the main bedrooms- Carport and designated visitor parking- Reverse cycle air-conditioning, heating- Parkland/reserve outlook- Located close to all amenitiesDisclaimer: 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.