

**15 Merlot Street, Muswellbrook, NSW 2333**



**Sold House**

Tuesday, 5 September 2023

15 Merlot Street, Muswellbrook, NSW 2333

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1114 m2**

**Type: House**



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**\$660,000**

This beautiful six-bedroom home is perfect for you and your family. There is space galore for all those family activities! Imagine enough space to invite the whole extended family over for important celebrations and barbeques around the pool. This home has everything you could wish for and more! The covered front verandah with its glorious views and overlooking the extensive side garden, leads you through to the entrance hall. The timber-floored lounge extends into the formal dining room (or work-from-home space). This could easily become the afternoon homework area since it adjoins the kitchen. On the other side of the kitchen, which is truly the heart of the house, is a family meals area and massive rumpus/media room and an alfresco entertainment patio. From there, the secure pool and enclosed play areas can be supervised at party time. The kitchen boasts modern stone benchtops, gas cooktop, electric oven, dishwasher, a range hood and a wrap-around breakfast bar. The pantry is large enough for the biggest family; you'll love the storage and preparation space. Downstairs you will also find bed six, which could easily become a home office, as it enjoys its own entrance onto the front verandah. The laundry is large and the downstairs bathroom will make all those overcrowded family mornings a thing of the past. There is ample storage under the stairs for all your extra bits and pieces. Upstairs, the master bedroom boasts a walk-through wardrobe with sliding glass doors as well as an additional built-in wardrobe and a well-designed en-suite with double vanity. The views across the countryside make this your own private haven. The other four double bedrooms upstairs are well-served by a three-way bathroom. This beautiful home on its 1114sqm block will keep the family warm in winter and cool in summer with a ducted air-conditioning system upstairs and two well-placed reverse-cycle air-conditioners downstairs, which complement the ceiling fans, all run with economical solar panelling. The double garage enjoys internal access and an additional double carport beside the garage. The second entrance to the property would offer further parking and more than enough space for a caravan, boat or another huge shed which would complement the existing large shed on the property, perfect for a mancave, studio or any other family purpose. This is all set in established, easy-to-maintain gardens. The property will never be built out as it backs onto reserve land. What more could you ask for? This magnificent family home is close to schools, sporting amenities, the hospital and the CBD with its shopping, eateries and entertainment options. It's calling out to you: "I am your forever home!" But who else will hear that call? A lovely, spacious family home like this will fly off the market and can you afford to let it be snapped up by some other lucky family? Call for a viewing today and make it yours! - Six-bedroom home with three bathrooms- Open-plan kitchen, dining and family room- Sparkling secure in-ground pool- Huge alfresco entertaining courtyard- Modern kitchen with stone benchtops- Separate laundry and internal garage access- Master with ensuite and walk-through wardrobe- Four more double bedrooms upstairs with built-ins- Rumpus area perfect for media/ games room- Multiple living spaces, one bathroom downstairs- Ducted air-conditioning, heating, fans, solar panels- Low-maintenance garden with large garden shed- Located close to all amenities Disclaimer: 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.