

**16 Beech Street, Muswellbrook, NSW 2333**



**Sold House**

Tuesday, 15 August 2023

16 Beech Street, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 654 m2**

**Type: House**



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**\$425,000**

This lovely three-bed home will invite you in through the entrance foyer and after you've admired the very useful storage to the spacious timber-floored L-shaped lounge/dining room beyond. This is set adjacent to the updated galley kitchen which leads through to the versatile rooms beyond. The kitchen is immaculate, with its free-standing 900mm gas oven and cooktop, range hood, and excellent stone benches. These provide plenty of preparation space, while the cupboards and pantry fulfil your every need for storage. Through the kitchen is a charming extra area which could be a dedicated work-from-home option, a coffee nook, or with a bit of diy could make an excellent butler's pantry with the European laundry included. Beyond this is an extremely flexible area, which could be a kid's retreat, a media room, a family room, a craft room, a formal dining area or an extra bedroom. This room opens onto the huge alfresco entertainment deck (which is secured for the safety of little ones) and down to the garden beyond. A ducted air-conditioning system ensures perfect year-round ambience. The three bedrooms all have built-in wardrobes, and the master has an additional room attached, which could be an office, a nursery, a home gym, or could easily be converted into a walk-in wardrobe and en-suite. The master also opens directly onto the relaxing back deck. At present, the three bedrooms are extremely well served by the bathroom, with its separate shower and bath, and the separate wc. The leafy garden of this 653sqm block is secure, with the double carport set behind double gates, a garden shed for storage and a charming pergola. Pets, children and grandchildren will love exploring and running around here. This cosy home is within easy reach of schools, child care centres and sporting amenities, and a few minutes' drive from Muswellbrook Fair Shopping Centre with its shops, eateries and entertainment options. This home will appeal to first home buyers, young families, or to those maybe seeking to downsize but still have room to move. It has enormous potential for you to create the unique home you've been searching for. With such a versatile footprint, it will have many viewings in the current climate. You don't want to miss out on this special gem, so call immediately for a viewing! You'll be glad you did.

- Three bedroom home with potential- Open plan lounge and dining room- Large alfresco entertainment deck - Updated kitchen with stone benchtops- European laundry, study or coffee nook- Master with additional room and deck access- Three double bedrooms with built-in wardrobes- Study/ rumpus/ media/ craft room- Ducted air-conditioning and heating - Secure garden and carport- 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.