

**16 Shaw Crescent, Muswellbrook, NSW 2333**



**House For Sale**

Sunday, 24 March 2024

16 Shaw Crescent, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 588 m2**

**Type: House**



Alex Bussell

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**\$425,000**

Have you always dreamed of getting onto the property ladder and renovating your own home? If you aren't afraid of getting in there with a hammer or a paint brush, this is the ideal property for you. The roof could do with a bit of TLC, but it is totally liveable while you do the work, and the interior potential is enormous. In this split-level home, the upstairs needs a lick of paint and some minor repairs ... but if you wanted to go all out, you certainly could. The open-plan kitchen/living/dining room enjoys a woodburner fireplace and solid timber floors which form the great bones of this home. The back deck enjoys stunning views, and would be the ideal venue to host future parties or relax with a bevvie as the sun sets. The kitchen, with its wrap-around breakfast bar, boasts plenty of preparation space and storage, including a great corner pantry. You'll also appreciate the dishwasher, electric cooktop, wall oven and rangehood. On this level are three double bedrooms, the largest of which has huge built-in wardrobes. The other two also have built-in wardrobes, and all three are well served by the family bathroom with its corner bath, shower and separate wc. The garden on this easy-care 588.1sqm block is laid to low-maintenance lawn, and is securely fenced to protect your children and pets as they play. Downstairs is where the potential comes in. Here is a double garage with enough room for a substantial workbench and storage, an additional storage room, a future laundry, and a very large extra room which could be whatever your heart desires. Do you need a teenage retreat? A glorious master suite? A studio? A home office or work-from-home salon? The space is sitting there half-finished, waiting for your dreams to come to life. This absolute gem is located in close proximity to Muswellbrook Fair shopping centre, childcare centres and schools, and all the CBD of Muswellbrook has to offer: eateries, shopping, entertainment options and sporting facilities. There aren't many of these opportunities around, because most sellers do the renovations themselves; but why pay top dollar for someone else's renovations, if you can do them yourself? Many handy people will be so eager to get stuck into this one with its present liveability and future potential... there's no way it will last long on the market. Why not call today and begin your dream? - Renovator for the everyday handyperson - Open plan kitchen, dining and family room - Outdoor decking with great views - Kitchen with corner pantry and breakfast bar - Future laundry downstairs - Internal garage access (split level) - Three double bedrooms with built-in wardrobes - Huge downstairs room with massive potential - Low maintenance garden perfect for relaxing - 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.