

**2/71 Osborn Avenue, Muswellbrook, NSW 2333**

**Raine&Horne.**

**Duplex/Semi-detached For Sale**

Saturday, 28 October 2023

2/71 Osborn Avenue, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Jayden Nichols  
0265432333



Carolyn Wallis Tomlins  
0488061192

**\$440,000**

Nestled within a popular subdivision in South Muswellbrook, this furnished 3 bedroom duplex presents an ideal opportunity for investors looking for a high yield investment or first home buyers. Featuring bright and airy low maintenance interiors throughout, this quality home is both comfortable and spacious with plenty of creature comforts. Highlights include split system air conditioning, a large master bedroom with walk-in robe and ensuite, separate lounge and dining areas for fuss-free entertaining, and an auto single garage. Outside you have an easy care tiered yard with well-tended grass surrounds and is fully fenced for your convenience. Located within walking distance to St James Primary School and only 2 minutes from Muswellbrook Fair Shopping Centre, this is a highly convenient property worthy of your inspection.

- Brick & tile 3 bedroom duplex
- Easy-care fully fenced yard
- Well-sized separate lounge room
- Split system air conditioner for all year round comfort
- Modern kitchen with adjacent family/meals area
- Three good sized bedrooms, master with ensuite & walk-in robe
- Main bathroom with separate toilet
- Internal laundry with exterior access
- Single lock-up garage with automatic remote controlled door
- 550m to St James Primary School
- 1.1km to Muswellbrook Fair shopping Centre with Aldi and Coles supermarket

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.