

22 Mitchell Street, Muswellbrook, NSW 2333



Sold House

Tuesday, 22 August 2023

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Bedrooms: 3

Bathrooms: 1

Type: House



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\$425,000

This well-presented property with its enchanting curb appeal is extremely versatile. It would well suit a young family, a retired couple wanting to downsize, or it would be the perfect investment for letting as a share-house. What sort of buyer are you? The large separate lounge room—and the two bedrooms—all enjoy their own entrance, while the large kitchen/family/dining room makes the perfect hub for the home. The modern kitchen boasts ample bench and storage space, an electric wall oven with gas cooktop, dishwasher and pantry. If you are one for renovating, then the removal of a simple section of wall would create a stunning wrap-around breakfast bar and make the kitchen/family room a huge open-plan space. This family area also has a fireplace—so charming! The main bedroom enjoys an adjoining room (with separate access to the verandah) which could be used as a very large walk-in wardrobe, a nursery room or a separate work-from home area. Bedroom 1 also directly accesses the family bathroom. The second bedroom is also large, and has its own separate entrance to the verandah. The lounge room, with a fireplace and an adjoining study (also with its own entrance) could easily be used as a huge third bedroom if required. All of these are well served by a large family bathroom with separate bath and shower cubicle. An additional water closet makes the busy mornings much easier, and the laundry is spacious. Storage can be found throughout the house, and additional storage is located on the large, covered verandah at the back of the house and in the garden shed. The attractive, sturdy timber floorboards add charm and visual appeal, and the split system air-conditioning and fans throughout ensure the perfect ambience. The land is huge (916.9 sqm) and secure, but easily maintained as the back garden is laid to lawn, and the front garden is landscaped for cottage curb appeal—enhancing the covered front verandah. There is also ample on- and off-street parking. Situated close to schools, preschools and within easy walking distance of Muswellbrook TAFE, this home has everything going for it. It's close to the CBD, shopping, eateries and sporting amenities, and conveniently near to bus and trains and it's currently rented to superior tenants, and returns \$440 per week. So, will your young family be captivated by the prospect of an affordable new home? Do you need to downsize and look forward to a mortgage-free retirement? Or would you invest in the property and add to (or start) your portfolio? Whatever the case, be prepared to fall in love with this versatile cottage. There are so many potential buyers that it won't be on the market for long. If you don't want to miss out on a viewing, act today!

- Two/three bedroom home with two water closets
- Kitchen, with dining and family room adjacent
- Two large covered verandahs front and back
- Modern kitchen with plenty of storage
- Separate laundry and second water closet
- Master with additional room attached
- Access from master to the family bathroom
- Lounge room with attached study could be third bed
- All three potential bedrooms with own exterior access
- Split system aircon
- Low-maintenance large garden
- 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.