

23 Sowerby Street, Muswellbrook, NSW 2333

McGrath

House For Sale

Monday, 29 April 2024

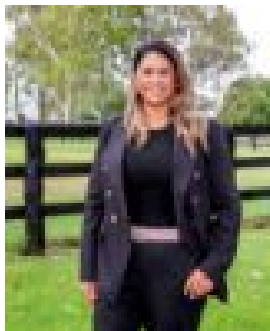
23 Sowerby Street, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 1

Area: 999 m2

Type: House



Sheena Falzon

0255727000

BUYER GUIDE \$620,000- \$640,000

Be welcomed by the heart of Muswellbrook and discover this charming Queenslander style home, an icon of timeless elegance. Framed by a picturesque white picket fence and adorned with a beautiful entryway, this residence beckons with its classic allure. Step inside to be greeted by inviting ornate ceilings and polished timber floorboards, setting the stage for an enchanting living experience. Boasting three spacious bedrooms with ducted air conditioning, one bathroom, and a separate toilet, this home offers ample space for comfortable living. The seamless flow between the dining room, kitchen, and living room creates an ideal environment for both relaxation and entertaining. A second toilet adds practicality to the layout, while a convenient European laundry and a generously sized study nook await. Savor tranquility in the air conditioned sunroom overlooking the leafy backyard, or unwind on the wrap-around balcony, easily accessible via a disabled ramp. Below the house there is room for additional storage, providing room for extra belongings. Sitting on a generous 999sqm block, this property offers plenty of space for parking cars, boats, and caravans, with potential for a second dwelling or large shed (subject to council approval) Muswellbrook Marketplace is conveniently situated across the road, while the Muswellbrook CBD is just a short stroll away. With doctors, hospitals, early education centres, and local schools within close proximity, as well as easy access to public transport, convenience is at your doorstep! This property, formerly utilised for business purposes as a hair and beauty salon, holds potential for various uses, subject to council approval. Don't miss out on the opportunity to own a piece of Muswellbrook's history with endless possibilities for both living and investment. With a rental return of approximately \$500 - \$530 per week, seize this chance to make it yours! For more information or to arrange an inspection contact Sheena Falzon on 0432 051 664