

# 32 Mahogany Avenue, Muswellbrook, NSW 2333

**WARBURTON**

## House For Sale

Tuesday, 9 April 2024

32 Mahogany Avenue, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Anna Martaki  
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## Buyer Guide \$480,000 - \$500,000

Refreshed and ready for its new investor or owner occupier, this property has elevated views across town, a good floorplan, and is neat and tidy. Currently tenanted for \$490p/w until 28th June. • The living space offers comfort, ample light, and a split-system air conditioning unit, seamlessly flowing into the dining and kitchen areas. • The dining and kitchen spaces are interconnected, with the dining area extending to a covered entertaining area. • The kitchen has good storage, a pantry, an electric freestanding cooker, and a range hood. • The main bedroom is spacious with a sizable built-in robe. • Two additional bedrooms offer comfortable size, with fans. One includes a built-in robe, while the other is configured as a home office. • The family bathroom features a contemporary upgrade, comprising a bathtub, shower, vanity, and toilet. • Outside, a covered area overlooks the charming garden. • A single garage provides parking convenience, complemented by a garden shed for additional storage. • The property is currently tenanted for \$490 p/w until 28/06/2024.