

**33 BARRINGTON STREET, Muswellbrook, NSW  
2333**



**Sold House**

Tuesday, 15 August 2023

33 BARRINGTON STREET, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 691 m2**

**Type: House**

## Contact agent

Featuring high ceilings and polished cypress pine floorboards, this house on a 696 m<sup>2</sup> block with splendid, established garden has been tastefully renovated to suit the fussier buyer. Indulge in the comfort of four generous size bedrooms with built-in wardrobes, contemporary kitchen, two bathrooms, front veranda, large alfresco at the back and lots of storage space. High rating insulation and air conditioning units ensure this amazing house remains pleasantly climatized throughout the seasons. The 18 solar panels and battery ready, 9.6 KW Fronius inverter system guarantee low electricity costs. The sunny loungeroom and dining room are complemented by contemporary, state-of-the-art kitchen/family hub. The kitchen's sheer size ensures cooking and entertaining your guests is a breeze with modern appliances (ie ceramic cooktop, island rangehood with 2 external motors, integrated oven and microwave, 2 drawers dishwasher) and with a massive, island stone benchtop, boasting extra storage space on breakfast bar side. The room is big enough to fit the family office/study and also an informal sitting area with three-seater lounge. The main hallway is lined with full height, built-in storage cabinets making sure you will never run out of space for your belongings. The peaceful main bedroom will impress you with its size, its generous storage and its large window, which provides the picture frame for the beautiful native garden, also acting as a natural privacy screen. A mini waterfall garden feature ensures you can go to sleep on the sounds of calming, flowing water. The other bedrooms are equally spacious, filled with light and fitted with full-height, build-in wardrobes. Adjacent to the kitchen and separated by small hallway, the first bedroom offers flexible use of its space, ie guest bedroom, rumpus room or office. The large, resort-style, main bathroom reveals impeccable style and functionality with its double vanity on floating drawer cabinets, a walk-in shower and two floating, high cabinets, hiding away a recharging station for electric toothbrushes and all other bathroom paraphernalia. Complementing the bathroom's seamless look, the separate toilet has its own mini-vanity and a toilet with in-wall cistern. With free-standing bathtub and shower, the generous size second bathroom comfortably integrates the laundry and another toilet, conveniently located behind the door. The front veranda enjoys views of amazing sunsets and the large alfresco (5 m x 4.3 m) at the back of the house is set up for entertaining with family and friends. The large driveway easily accommodates for two side-by-side parked cars with the garage fitting one car and a trailer while also providing enough storage space for your workshop tools. If more storage space is needed, there is plenty of it under the house. Lovely neighbours and quiet area make this stylish house even more appealing. Do not miss out on the opportunity to enjoy the elegance and comfort of this amazing property and to make beautiful memories with your family and friends!