

**40 Acacia Drive, Muswellbrook, NSW 2333**

**McGrath**

**House For Sale**

Thursday, 13 June 2024

40 Acacia Drive, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Sheena Falzon  
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## **BUYER GUIDE \$465,000 - \$475,000**

Perfect for Renovators, First Home Buyers, and Investors>Welcome to this delightful brick family home, lovingly maintained and now offered to the market for the first time in 30 years. Located on the desirable Acacia Drive, this property boasts a fantastic blend of original charm and modern updates, making it ideal for renovators, first home buyers, and savvy investors alike.This property offers an inviting living space and the modern kitchen features a combined family/dining area, ensuring meal preparation and dining are a breeze. There's also a flexible space that can be used as a formal dining room or a convenient study nook. The practical 3-way bathroom layout includes a shower, bath, and separate toilet, providing convenience for busy households. Enjoy spacious living with four generously sized bedrooms, three of which include built-in robes and ceiling fans in all rooms. Additionally, there is a huge versatile rumpus room perfect for a teenage retreat or an extra bedroom.The property also boasts a delightful enclosed outdoor sunroom offering an additional area for relaxation or entertainment. The fully fenced rear yard provides a safe and secure environment, perfect for children and pets, complemented by beautifully maintained gardens creating a serene and picturesque setting. A lockable garden shed offers convenience along with ample room under the house for additional storage. There is generous space for vehicles with a tandem double carport, ensuring your vehicles are protected. Stay comfortable year-round with ducted air conditioning and benefit from the energy savings provided by the 3KW solar system.Conveniently located with public transport right at your doorstep, you'll also find Muswellbrook Fair, doctors, local schools, and early education centres close by, making day-to-day life easy and convenient.Don't miss this rare opportunity to secure a well-loved family home in a prime location. Whether you're looking to renovate, move into your first home, or invest, this property offers endless potential and value.For more information or to arrange a private inspection please contact Sheena Falzon on 0432 051 664