

40 Sowerby Street, Muswellbrook, NSW 2333



Sold House

Monday, 30 October 2023

40 Sowerby Street, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 766 m2

Type: House



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\$480,000

This gorgeous three-bedroom period home invites you to appreciate all the charms of yesteryear with all the modern conveniences your family desires. As you approach the porch, the charm begins with the paved path, and welcomes you through to the delightful entrance hall, with its polished wood floors, high ceiling, picture rail and understated opulence. This enchanting style is continued in the lounge room, where the decorative cornices, ornate high ceiling, dado rails, leadlight window accents and other period features carry you back to the restfulness of a bygone era. Don't imagine that this means there is work to do! This superbly appointed cottage has been brought up to date, renovated and decorated with beautiful neutral colours which blend perfectly with the demands of today. The fans and air conditioners ensure the perfect temperature in summer and winter, and the convenience of an additional study, family, craft and sun room area gives a separation in living spaces and ample play area for children or grandchildren. This extra reception room would lend itself to a work from home option or home office, as it has its own porch and plenty of storage. The light-filled dining room enjoys a breakfast bar and servery from the streamlined kitchen, which boasts substantial timber benchtops, a free-standing stove and a dishwasher. The spacious master bedroom, with its built-in wardrobes and split system air-conditioner, once again transports you with its cornices, decorative ceiling and ceiling fan. The other two double bedrooms (one with built-in wardrobe) complete the picture. The bathroom renovation deserves the highest praise. It is magnificent! With accessible shower and free-standing bath, elegant tiles and vanity—you will certainly appreciate the wow factor here! The outdoor area of this generous 766.4sqm block is as lovely as the inside. The landscaped yet easy-to-maintain garden is perfect for relaxation and enjoying the sunshine with your pets. The garage has space for a workshop area. A 6x8m colorbond shed kit which is DA approved, could also be negotiated to be included in the sale. This absolutely gorgeous cottage is in a prime location close to schools, hospital, sporting amenities, shopping, eateries and entertainment options. This is the ideal home for a small family or for those seeking to downsize. It is perfect in its period charm, with no more work to be done. Such a uniquely attractive option is rarely found, and when it is, it is snapped up very fast. My advice to you is to call for a viewing today before it disappears from the market. Property features:- Three-bedroom cottage with period charm- Adjoining kitchen and dining room with servery- Stunning high ceilings throughout- Period accents especially in lounge and master- Beautiful relaxing area in landscaped garden- Renovated kitchen with timber benchtops- Garage with room for a workshop area- Three double bedrooms, two with built-in wardrobes- Lovely study, rumpus, craft and sun room - Air-conditioning and fans for perfect ambience- Easy-care established garden - Located close to all amenities