

**5/39 Woollybutt Way, Muswellbrook, NSW 2333**

**Raine&Horne.**

**Townhouse For Sale**

Monday, 3 June 2024

5/39 Woollybutt Way, Muswellbrook, NSW 2333

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Townhouse**



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**\$255,000**

This perfectly located, 2 bedroom townhouse in Muswellbrook is an exceptional investment opportunity. Backing onto a reserve with walking paths right into the heart of Muswellbrook Fair Shopping Centre, this property offers a great lifestyle being only a short walk to the Muswellbrook Show Ground, Indoor Sports Centre and Highbrook Park/sporting oval. Currently achieving \$300 per week, this easy, low maintenance investment would be the perfect first step into Muswellbrook's healthy rental market. For clients looking from inside greater Sydney, we also have viewing options to suit you.

- Brick, weatherboard & tile 2 bedroom townhouse
- Quiet complex location with access to walking paths & reserve
- Large open plan lounge/living/dining area
- Galley kitchen with serving hatch into open plan area
- Two bedrooms both with built-in wardrobes
- Master bedroom has a balcony with views out into the reserve
- Bathroom with vanity, bath, shower and separate toilet
- Internal laundry with access into front courtyard and laundry chute from upper level
- Private front courtyard with pull out clothes line
- Dedicated single carport
- Rear elevated deck with views

Access into the reserve with convenient walking trails to Muswellbrook Fair Shopping Centre

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.