

**54 Acacia Drive, Muswellbrook, NSW 2333**



**Sold House**

Wednesday, 25 October 2023

54 Acacia Drive, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 629 m2**

**Type: House**



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**\$545,000**

This lovely home on a great corner block will certainly not last long on the market! It's what many families and property managers have been looking for, and is certain to sell quickly. Ready to move into, its curb appeal is immediately obvious. The L-shaped verandah at the front invites you through the front door. The entrance hall leads you past the large lounge/ formal dining area and through to the kitchen. The kitchen opens into the huge open-plan family/ casual meals area and through glass doors to the entertainment area and garden beyond. The large formal lounge could easily be re-imagined as a dedicated media room or a quiet retreat from the bustle of family life. The family areas are kept in the perfect ambience by two reverse-cycle air-conditioners/ heaters. There are also ducted vents allowing for the possibility of a future ducted system throughout the house. The kitchen boasts a wrap-around breakfast bar, wall oven, electric cooktop, range hood, dishwasher, a huge pantry, very generous preparation space, and all the storage you could wish for! This is truly the heart of the home and will delight any home cook and entertainer. The spacious master bedroom enjoys a walk-in wardrobe and its own ensuite and ceiling fan. The other three double bedrooms have built-in wardrobes, two have ceiling fans and they are very well served by the family 3-way bathroom with a separate water closet, which is the perfect solution for busy family mornings. The double garage, with ample space for storage or a workbench, abuts the laundry and both have internal access. There are double gates allowing vehicle access to the rear yard if this is required, and there is ample off-street parking on this generous 629sqm corner block. The garden is easy-care and the garden shed serves all your outdoor storage needs. The location is amazing, just a few minutes from schools, Muswellbrook Fair shopping Centre, entertainment options, eateries, sporting amenities and transport. It is very desirable for any family. It is currently rented to a fantastic tenant, and the weekly rent is \$460 at present, with an increase to \$500 to take effect in mid-December. The demand for rentals in this area is extremely high, so the potential for future rent increases is apparent. With such a desirable location, the perfect home for your family, and the potential for substantial income for property managers—you can't delay in viewing this home. There is absolutely no doubt that it will sell quickly, so call immediately! - Four-bedroom home with two bathrooms- 3-way family bathroom with separate water closet- Open plan kitchen, dining and family room- Outdoor entertaining area- Great kitchen with huge pantry- Laundry and internal garage access- Master with ensuite and walk-in wardrobe- Three double bedrooms with built-in wardrobes- Separate lounge/ formal dining area/ media room- Two reverse-cycle air-conditioners, and fans in bedrooms- Low-maintenance garden with storage shed- Located close to all amenities- Excellent tenant, \$500 per week rent return Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.