

8 Merlot Street, Muswellbrook, NSW 2333

McGrath

House For Sale

Wednesday, 17 January 2024

8 Merlot Street, Muswellbrook, NSW 2333

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 825 m2

Type: House



Sheena Falzon

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BUYER GUIDE \$565,000-\$585,000

Discover the comfort of family living in this inviting residence tucked away in a quiet cul-de-sac, surrounded by parklands and within Muswellbrook's sought-after Wine Estate. A warm and well-lit living room awaits, complete with air conditioning for year-round coziness. The updated and modern, dine-in kitchen, offers a dishwasher, upright oven, plenty of bench space and cupboard storage, whilst overlooking the expansive enclosed sunroom which provides a relaxed setting for family activities. Featuring four bedrooms, each with ceiling fans and double roller blinds, this home ensures practicality without compromising on comfort. Three bedrooms are air-conditioned, two include built-in robes. The main bathroom to serve the home provides a shower and bath with updated fixtures giving that modern feel, with a separate toilet for maximum versatility. There is a great sized linen space, whilst the internal laundry simplifies household chores. Step outside to a spacious newly renovated timber deck, perfect for casual gatherings and weekend barbecues. The fully fenced rear yard provides a secure area for children and pets to play and a garden shed for mowers and garden tools. Additional highlights include ample off-street parking, a one-car carport, and substantial under-house, lockable storage. The recently updated paint throughout the home adds a fresh and modern touch. Other added features include: • Super fast FTTP NBN Internet access • New 315L Electric hot water system • New Interconnected smoke alarms installed throughout • New LED downlights • New light switches and power points (includes USB bedside charging) Conveniently located close to Muswellbrook Market Place, Muswellbrook Hospital, local schools, early education centres and public transport, this residence offers a practical and comfortable family lifestyle. Embrace the relaxed charm of Muswellbrook as your next family residence or add to your rental portfolio with an estimated rental return of \$480.00- \$500.00 per week. For more information or to arrange an inspection, please contact Sheena Falzon on 0432 051 664