

9/39 Woollybutt Way, Muswellbrook, NSW 2333



Townhouse For Sale

Monday, 3 June 2024

9/39 Woollybutt Way, Muswellbrook, NSW 2333

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$275,000

If you're looking to take that first step on the property ladder, or maybe purchase an investment property, this is the perfect solution. This light, bright, two-bedroom townhouse beside a leafy reserve is a great option. The neat kitchen offers a servery into the open-plan dining and living room, which leads through glass sliding doors onto the back verandah and down to the reserve. The floating laminate floor and exposed brick glow warmly against the clean white of the décor, and the reverse-cycle air conditioner will ensure perfect temperatures all year round. The kitchen boasts great preparation space and storage, a dishwasher, electric oven and cooktop, and a large pantry cupboard. The laundry and under-stair storage complete this level. Upstairs you'll find the two double bedrooms, both with built-in wardrobes, and with an air-conditioner in the larger main room. The main bedroom also enjoys its own private balcony which overlooks the green of the reserve. They are well served by the large bathroom with separate bath and shower and double vanity, and the separate wc. Outside, there's a dedicated carport for the townhouse, but there's also plenty of on- and off-street parking for other vehicles. You can pretty up the courtyard with plants in pots, and there's no lawn maintenance required. Located only a few minutes' walk from the Muswellbrook Fair Shopping Centre, with its great shopping and eateries, this easy-care home is close to child care, schools, sporting amenities and the local GP. This is the perfect way to stop that rent draining out of your pocket, and taking that first step on the property ladder. If you're an investor, you can expect a return of \$340 to \$360 a week for this stunning little property. Is this for you? If so, move fast. The wide appeal of such a great, affordable property means it will move off the market really quickly, so don't leave it too late. Call today for a viewing.

- Two-bedroom townhouse - Light, bright décor - Servery from kitchen - Open plan dining/ living room - Low maintenance outdoor courtyard - Separate internal laundry - Two bedrooms with built-in wardrobes - Balcony to main bedroom - Separate wc - Dedicated carport - Overlooking reserve - Located close to all amenities

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.