

**9 Fleming Street, Muswellbrook, NSW 2333**

**House For Sale**

Wednesday, 12 June 2024



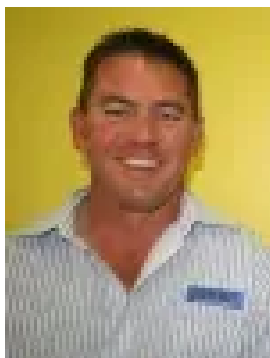
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**Bedrooms: 6**

**Bathrooms: 2**

**Area: 860 m2**

**Type: House**



Jay Shepherdson  
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**\$625,000**

Situated on 860sqm's with two street frontages this dual occupancy property is ideal to strata title & create separate titled homes (currently set up as Dual Occupancy). The original home is a 3 bedroom weatherboard property. The 3 bedrooms are all big. There is a good size lounge with attached dining with R/C Air conditioning. The laminex kitchen is in good condition with a gas stove. The bathroom has also been modernized. There are polished floorboards throughout. The home needs work but is solid & these quaint cottages are very popular once renovated. The 2nd home was moved to the site and features 3 big bedrooms, 2 with built in robes. There are 2 large living areas coming of either side of the kitchen, the bathroom is in good condition & there is a 2nd toilet in laundry. The home needs some work to finish it off but presents well for the price. This is a great opportunity to improve & develop this property & reap the rewards with potential rental income of \$800pw for both.