

**90 Sydney Street, Muswellbrook, NSW 2333**

**WARBURTON**

**House For Sale**

Friday, 19 January 2024

90 Sydney Street, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Sandy Warburton  
0418411316



Ethan Warburton  
0409002215

## **Buyer Guide \$475,000 - \$495,000**

A rare opportunity to secure a statement piece Muswellbrook home with all the amenities one could dream. Excellent for first homeowners & young families or equally suited for investors. • Updated Kitchen with 900mm freestanding gas/ electric range • Modern bathroom & laundry with second toilet • Expansive formal lounge room with pressed tin ceilings & split system air-conditioning • Spacious dining & family living area off the kitchen that opens onto the rear entertaining space. • Covered outdoor entertaining space overlooking the gardens and yard • Four generously sized bedrooms, each equipped with ceiling fans & two featuring built-in wardrobes + an additional separate study • Secure rear yard with double garage, storeroom, and a dream children's cubby house. • Only 1km level walk to the CBD of Muswellbrook