

**1/55 Queen St, Muswellbrook, NSW, 2333**

**House For Sale**

Tuesday, 1 October 2024



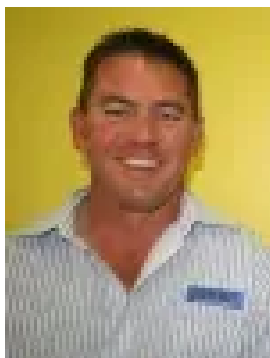
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jay Shepherdson

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## Neat & Tidy

Situated on one of the best streets in town, this custom-built home will impress. There are three spacious bedrooms two with built-in robes and the main with an ensuite, walk-in robe, and private balcony. There is also the option to have a fourth bedroom downstairs by utilizing the rumpus room as a bedroom. The living room features an open-plan design and is very spacious. The stone benchtop kitchen, complete with waterfall ends, includes a dishwasher, gas cooktop, Smeg electric oven, and a pantry. Upstairs, there is a small lounge area, ideal for kids' TV or an office. The home is equipped with ducted reverse-cycle air conditioning upstairs and a split system downstairs. There are two entertainment decks overlooking the fully fenced landscaped yard. For storage, there is a double garage with internal access and a remote-controlled door. This home presents perfectly and is ready for you or a new tenant, with an estimated rental return of \$650 per week in the current market.

Note: The home is strata-titled; however, it is a standalone home with no fees, just standard council rates of \$2,612.00 per annum.