

**12 Mahogany Avenue, Muswellbrook, NSW, 2333**

**Raine&Horne.**

**House For Sale**

Wednesday, 7 August 2024

12 Mahogany Avenue, Muswellbrook, NSW, 2333

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Carolyn Wallis Tomlins  
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## Lovely Three Bedroom Home with Large Entertaining Area

This is a beautifully presented three bedroom home with a large entertaining patio and manicured lawns and gardens.

Located in a quiet part of town, this welcoming three bedroom home enjoys the conveniences of Muswellbrook Fair, Aldi and sporting facilities just down the road.

Well presented with easy-clean tiled flooring throughout, this solid home has a choice of two living areas, allowing ample space for the family to spread out and relax.

All three bedrooms are comfortably appointed with the master featuring private ensuite facilities and all including built-in robes for handy storage. The bedrooms are serviced by a neat and modern main bathroom.

Outdoors, a spacious paved entertaining patio area is a perfect space to enjoy family BBQs and gatherings.

With a quality tenant already in place achieving a rental return of \$490 per week, and plenty of potential for future renovations which will certainly increase the value of the home, this home will appeal greatly to investors.

- Brick & tile 3 bedroom home
- Well-sized 726m<sup>2</sup> block
- Lounge room with wall air conditioner
- Formal dining area
- Central kitchen with breakfast bar
- Dining/ living area off the kitchen with split system A/C
- Master bedroom appointed with ensuite & air conditioning
- Remaining two bedrooms appointed with built-in robes
- Neat bathroom with separate bath & shower
- Internal laundry
- Large patio area covered with shade cloth
- Single lock-up garage
- Fully fenced backyard with a lawn locker
- Currently leased \$490 per week
- 800m to Richard Gill School
- 1.4km to Coles & Aldi

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.