

**16 Scott Street, Muswellbrook, NSW 2333**

**House For Sale**

Sunday, 23 June 2024



**16 Scott Street, Muswellbrook, NSW 2333**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1214 m2**

**Type: House**



Alex Bussell

0427549480

**\$415,000**

Why pay for a fully renovated home when you could do it yourself? Ever fancied yourself painting and decorating a cute cottage? What about re-imagining the layout of a house and pulling down some walls to create the space you want? This little cottage has some very good bones, allowing you to do as little or as much renovation work as you want. This is truly the home for those with imagination and the desire to add enormous value to a very affordable cottage. The large lounge room, adjacent to the dine-in kitchen, enjoys high, embossed ceilings, a gorgeous period fireplace, French doors to the enclosed verandah, and reverse-cycle air-conditioning. The spacious kitchen also includes a fireplace... and while it is perfectly liveable with this configuration, the removal of a wall or two would open up the space into a huge open-plan living/ dining/ kitchen. There are two double bedrooms in the present configuration, and the main one enjoys built-in wardrobes with a dressing nook and cupboards above. The enclosed verandah offers the opportunity to create a third bedroom, and a walk-in wardrobe or even an en-suite to bedroom 2 (which has French doors opening onto the verandah). The existing spacious bathroom could be left as-is or re-imagined and remodelled into an ensuite to bedroom 1 (or 2). The back landing allows for even more possibilities. The laundry could be extended into yet another bedroom, while the separate wc could be enclosed in a brand-new modern bathroom. Of course, you don't need to do any of that! A bit of painting and tiling would make this house liveable while your children played in the huge garden and you decided exactly what you wanted to do with it. Maybe live in it now, change it later, and further down the line embrace the potential to subdivide the huge 1,214sqm block (subject to STCA.) Set in the easy-to-maintain, established grounds, the garage is also an eye-opener with massive potential. The HUGE 4.7m x 12m garage has the requisite vehicle access, but incorporates a massive workshop/ studio area which would be perfect for the crafter or those who love to tinker with car restoration or other big projects. The rain tank allows for the eco-conscious to dream about self-sufficiency and the future potential of the garden. This amazing property, perfect for those with drive, foresight and the imagination to envisage possibilities, is centrally and conveniently located close to the CBD, Market Place Shopping Centre, eateries, sporting amenities and the train station. This is one for the dreamer, the person unafraid to spend their time instead of their money on making this period cottage their own. And there are a number of people out there who have been queueing up just waiting to jump on such an opportunity. So it won't be around long. Why not bring your creativity and inspiration with you, and call to visualise the potential as soon as you can? - Potential! Potential! Potential! - Perfect for the renovator - The water pipes to the house have been updated - House has been re-piered - New roof and guttering to house and shed - Two large bedrooms with potential for more - Enclosed verandahs front and back - Family bathroom with separate wc - Period features in lounge - Fireplaces in lounge and kitchen - Spacious dine-in kitchen - Huge garage workshop - 1214sqm easy-care block

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.