

**16A Chivers Circuit, Muswellbrook, NSW 2333**

**Raine&Horne.**

**House For Sale**

Friday, 14 June 2024

16A Chivers Circuit, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 402 m2**

**Type: House**



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**\$540,000 - \$550,000**

Nestled on the edge of Eastbrook Links Estate comes this beautifully appointed property with fabulous views across the estate and town. Featuring timber-look flooring throughout offset by naturally lit interiors, this stunning home is perfect for family living! An open plan living and dining area forms the heart of the home overlooked by a large gourmet kitchen complete with stainless steel appliances. A separate family room offers a handy getaway zone for some peace and quiet and movie nights on the lounge. All bedrooms are appointed with split system air conditioning for individual comfort - ideal for shiftworkers! - with the home's master bedroom featuring its own private ensuite and walk-in robe. Flowing through outdoors via triple stacker doors is a covered entertaining patio ideal for setting up the BBQ and hosting outdoor gatherings with family and friends. The backyard is flat with a low maintenance lawn providing just enough manageable space for kids and pets. Currently returning \$520 per week, this property would make an excellent choice for an investor looking into the regional market or would suit first home buyers looking for a unique modern home.

- Colorbond & rendered brick 4 bedroom home
- Low maintenance 402m2 block
- Timber-look flooring
- Open plan lounge and dining area with S/S air con
- Large modern kitchen equipped with dishwasher
- Main bedroom with walk-in closet and ensuite, ceiling fan, air conditioning and roller shutter
- Three bedrooms with built-in robes and air conditioning
- One bedroom with roller shutter
- Family/theatre room
- Laundry with plenty of storage
- Alfresco dining area off the living room
- Double garage and 1 off street parking space; shared driveway

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.