

32 Cook Street, Muswellbrook, NSW 2333



House For Sale

Monday, 8 July 2024

32 Cook Street, Muswellbrook, NSW 2333

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 938 m2

Type: House



Alex Bussell

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\$535,000 - \$585,000

This eclectic period cottage is just perfect for the small family that enjoys entertaining and needs versatility and future options. The 2-3 bed cottage is well renovated, with floating floors throughout, but the versatility is in the other buildings on site. The large additional multipurpose entertainment unit contains a kitchen sink/bench, bar, and bathroom, and could easily be repurposed as an independent living option for an aged parent, or an adult child who has not yet flown the nest or could return an attractive rent. The cottage itself includes two double bedrooms, an open-plan lounge/ dining/ kitchen, and an undercover verandah. The back opens onto a deck, which overlooks a pool and leads to a fantastic party pavilion, with a wood fire, and barbeque area. There is also a garden shed, and a 3-bay garage perfect as a studio or workshop. Inside, the open-plan family area boasts a wood combustion fire, fan and reverse-cycle air conditioner, ensuring year-round comfort. The high ceilings and period features add charm and a sense of history. The kitchen, with its timber benchtops, island breakfast bar, built-in dishwasher, free-standing large oven and cooktop, and plenty of preparation and storage space, will suit the busiest entertainer. The main bedroom enjoys built-in wardrobes and cupboards, a ceiling fan, and it adjoins the smaller third bedroom, which could serve as a nursery, an office, or could easily be converted into an ensuite. The second double bedroom (with its own ceiling fan) also adjoins this third bedroom, which opens onto the verandah. The huge family bathroom/ laundry, with its sunken corner spa bath, is the ideal place to relax with a glass of bubbles. However, if it's partying you're after, the covered verandah and pool outside, and the cabana in the garden are the perfect places. Additionally, the games/ entertainment room enjoys a separate accessible bathroom, a kitchen sink and bench, air conditioner/ heater, and plenty of room to have fun. But don't forget that it could easily be repurposed to provide different options. The fully powered three-bay garage and workshop/ studio enjoy rear access and extra parking on this generous 935.8 block. The solar panels will make your wallet happy, as will the water storage tanks for the garden, which are established and easy to maintain. Located in the heart of Muswellbrook, close to schools, shopping, eateries, entertainment and sporting facilities, this is indeed a property not to be missed. However, this is such a versatile property with such obvious potential, that it is unlikely to be on the market for long. If this sounds like something that has the possibilities your family needs, then be advised to call as soon as you can to book a viewing.

- Renovated cottage on a large block- Off-street parking at the rear plus a 3-bay garage/workshop- Open plan kitchen, lounge and dining area- Entertaining cabana with wood combustion fire at the rear- Large versatile entertaining unit with kitchenette and bathroom - Above-ground pool with deck- Two large bedrooms and a smaller room adjoining- Established easy-care garden- Large bathroom inside the house and an additional one in the unit- Located close to all amenities.

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.