

**36 Anzac Parade, Muswellbrook, NSW 2333**

**Raine&Horne.**

**House For Sale**

Wednesday, 24 April 2024

36 Anzac Parade, Muswellbrook, NSW 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 677 m2**

**Type: House**



Carolyn Wallis Tomlins  
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Katie Constable  
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**\$320,000 - \$345,000**

Situated in a leafy street just minutes from local schools and shops, this cosy 3 bedroom home offers the perfect investment opportunity or an affordable first home buyer purchase. Featuring polished hardwood floors, there's so much potential here to improve with a fresh coat of paint, new blinds, and fixtures and this little gem will come up a treat! Upon entry into the home you're greeted by a formal lounge appointed with split system air conditioning for year round comfort. The home's neat kitchen is quite modern with a square tile splash back, electric cooker and plenty of cabinet space. A casual meals area adjoins the space offering a cosy zone for enjoying dinner or breakfast with the family. An expansive fully fenced backyard presents plenty of space for kids and pets to play with a beautiful big gumtree offering shade and shelter. There's handy drive-through side access to the backyard, ideal for extra parking space and potential to add a carport (STCA). Mature trees in the front yard offer privacy and protection whilst providing a lovely leafy aspect for the property. A highly affordable first home or a high yielding regional investment with some cosmetic improvements, this potential-plus home is ready and waiting to be snapped up so be sure to arrange an inspection at your soonest convenience!

- Tile & weatherboard 3 bedroom home
- Easy-care fully fenced 677m<sup>2</sup> block
- Polished hardwood flooring
- Formal lounge with split system A/C
- Neat updated kitchen equipped with electric cooker
- Casual dining/meals area off kitchen
- Three comfortable bedrooms
- Functional all-in-one main bathroom
- Rental Return: approx. \$300 per week in current condition
- 4 minutes to St James Primary School
- 4 minutes to Muswellbrook Fair Shopping Centre with Coles, Aldi & specialty stores
- 4 minutes to main street
- 5 minutes to Muswellbrook Races

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.