

**4 Fleming Street, Muswellbrook, NSW 2333**

**WARBURTON**

**House For Sale**

Sunday, 23 June 2024

4 Fleming Street, Muswellbrook, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1037 m2**

**Type: House**



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## **Buyer Guide \$550,000 - \$570,000**

This welcoming c1930's family sized cottage proudly sits on over 1,000sqm, oozes charm and that 'homely' feeling you've been looking for, whilst having plenty of scope for upside in current market conditions and primarily located within 1km to CBD, education facilities and parks. • Four generous bedrooms all with ceiling fans and split system air-conditioners • Three rooms include floor to ceiling built-in wardrobes, one includes enclosed sunroom perfectly suitable for conversion to walk-in wardrobe or ensuite • Modern kitchen with dishwasher, ample storage and island bench with breakfast bar • Sun filled open plan living and dining with split system air-conditioner • Living space two and three both include wood heating and split system air-conditioning • Main bathroom with claw foot bath, shower and double vanity incorporates euro laundry • Second bathroom includes showers and toilet • Gorgeous original features including high ceilings, stained glass windows and ornate cornices • Space for all the toys inside the 14x5m (approx) shed • Side access to yard with scope for pool, deck, house extensions or additional sheds • Rental potential \$550 - \$570 pw (approx)