

5 Armitage Avenue, Muswellbrook, NSW 2333



House For Sale

Thursday, 11 July 2024

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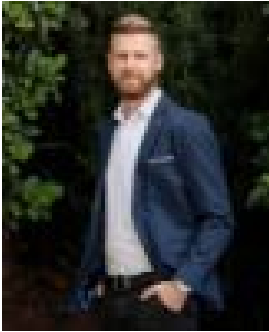
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 993 m2

Type: House



Jayden Nichols

0265433244

\$650,000

Standing in the front garden of this stunning 4-bedroom family home, you could be absolutely anywhere but look around and you'll find you are within walking distance to the majority of North Muswellbrook's essential amenities. The current owners have resided in this home for over 26 years, and it's easy to see why they weren't in a hurry to leave. There is truly nothing else like it in town. From the moment you step onto the block, you are greeted by a sense of warmth and charm that is unmatched. The main level of the home boasts 4 spacious bedrooms, each with built-in robes and ceiling fans, 3 separate living areas, including a dedicated library and a front lounge room with a breathtaking arborium, separate formal dining area and more. Venturing downstairs, you'll find a whole other world featuring a rumpus room perfect for a children's retreat, or games room for drinks with friends, a secure workshop, and what could be used as a 5th bedroom, or semi self-contained studio, with a kitchenette and water closet. Outside, the meticulously maintained gardens are a sight to behold. If you have a green thumb, you'll be amazed by the variety and versatility of the yard. Multiple entertaining areas, including a covered benching area and a private balcony, provide the perfect setting to enjoy the peaceful sounds of nature. Features Include: - 4 spacious bedrooms, each equipped with built-in robes and ceiling fans - Master bedroom featuring a walk-in robe, ensuite, built-in robe, and access to a charming side sitting deck - Elegant formal lounge room at the front of the home, complete with reverse cycle AC, slow combustion fireplace, sliding doors leading to the entertaining deck, and a breathtaking feature arborium - Formal dining area connecting the lounge and kitchen for seamless entertaining - Large kitchen with gas cooking, dishwasher, separate scullery with ample bench and cupboard space, all overlooking the picturesque gardens - 2nd living space currently serving as a study - Grand library with built-in bookshelves, perfect for cozying up with a good book or as a second lounge room - Master bathroom with shower, bath, toilet, and vanity - Interior laundry located off the scullery with plenty of bench space - Ducted vacuum system throughout home - Private double carport off Armitage Avenue - Rumpus room underneath the home with external access from garden and internal access through a floor hatch in the formal lounge, ideal for a kid's retreat or games room - Lock-up workshop space - Second dedicated under-house storage with a concreted floor - Ample additional under-house storage - Semi self-contained studio with kitchenette, sink, and a designated water closet - Covered entertaining area with built-in benching and a feature rock wall - Elevated, yet private balcony off the lounge room, perfect for BBQs with friends and family - Beautifully maintained established gardens surrounding the home - Chicken coop and vegetable garden with access to council reserve, potential for a shed with council approval - Solar panels (8x) to help reduce electricity costs - Central Muswellbrook location - 100m to Muswellbrook Hospital - 280m to Victoria Park - 550m to Muswellbrook High School - 700m to the Muswellbrook Market Place - 850m to Muswellbrook Public School - 850m to Muswellbrook Main Street This property truly has it all and needs to be seen to be believed! Don't miss out on the opportunity to make this dream home yours! Contact Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.