

**59 Carl Street, Muswellbrook, NSW, 2333**



**Leased House**

Saturday, 17 August 2024

59 Carl Street, Muswellbrook, NSW, 2333

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## A PERFECT START

Located moments from Muswellbrook's main street, this welcoming 3 bedroom home boasts a flat 516m<sup>2</sup> block and delightful street appeal.

From the lovely front verandah upon entry to the traditional style layout, you're going to love the homely vibes on offer here. Entering the home you'll find three generously sized bedrooms and a formal lounge in the heart of the home. Flowing on through to the back of the home lies a large updated eat-in kitchen and separate laundry and bathroom areas.

Outdoors your greeted by a beautiful big timber deck, sure to be favourite spot whether its enjoying your morning coffee or hosting family BBQs. The deck overlooks the homes mostly flat and low maintenance backyard featuring plenty of grass surrounds for pets and kids.

For tinkerers, you've got a double Colorbond garage with direct laneway access for storing the tools and toys, as well as a large modern garden shed for storing odds and ends.

This appealing property is conveniently located within walking distance to local schools, parks, shopping centre and Muswellbrook's main street.

- Tile & weatherboard 3 bedroom home
- Flat 516m<sup>2</sup> block
- Updated eat-in kitchen equipped with breakfast bar & feature tiling
- Three large bedrooms appointed with ceiling fans
- Formal lounge with feature wall panelling
- Neat bathroom with separate bath & shower
- Interior laundry with w/c
- Front verandah & rear entertaining deck
- Double colorbond garage with direct access from laneway
- Large double garden shed
- 300m to Muswellbrook Public School & Victoria Park
- 550m to Muswellbrook Marketplace with Big W, Woolworths & specialty stores
- 600m to Muswellbrook main street
- 700m to Muswellbrook Hospital
- 1.2km to Muswellbrook Train Station

To be considered for this property, please complete an online application with 2Apply by clicking on the "Apply Now" button on the advertised property via [raineandhorne.com.au/muswellbrook](http://raineandhorne.com.au/muswellbrook)

If you have any further questions, please contact our office on 02 6543 2333