

134 Sydney Street, Muswellbrook

## A CHARACTER FILLED FAMILY HOME




Framed by established gardens and a charming wide verandah, this beautifully restored Queensland California bungalow blends classic character with modern comfort!

Inside, a grand central hallway showcases restored timber floors, high ceilings, decorative fretwork and period detailing. The open plan living and dining area features polished hardwood floors, a split-system air conditioner and a cosy slow-combustion fireplace.

The modern kitchen offers stone benchtops, quality appliances including a 900mm Smeg oven with gas cooktop and Haier dishwasher, plus a generous butler's pantry with second sink and integrated laundry.

There are four spacious bedrooms, with the master enjoying direct access to the private rear verandah. The renovated bathroom includes a freestanding bath, oversized subway tiles and matte black fittings.

Outside, enjoy a spacious backyard with low-maintenance gardens, lush lawn and excellent side access. The covered rear verandah

4  1  1 

**FOR RENT**  
\$650

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

includes a second toilet and is ideal for entertaining.

A character-filled home offering space, style and practicality in equal measure.

#### Key Features:

- Beautiful open-plan main living area with decorative chandeliers, polished timber floors, wainscoting, split-system A/C, and slow-combustion fireplace
- Brand-new kitchen with stone benchtops, farmhouse sink, 900mm Smeg oven with gas cooktop, matte black Haier dishwasher, and excellent storage
- Butler's pantry with second sink, extra cabinetry and shelving, and integrated space-saver laundry
- Four generous bedrooms, each versatile for office or living use. Master with direct verandah access
- Fully renewed bathroom with classic subway tiling, wood-look flooring, freestanding bath/shower with rainwater shower head, large vanity, and toilet
- Stunning central hallway with feature wallpaper, restored floorboards, decorative fretwork, and attic storage hatch to spacious roof cavity
- Wide front verandah with timber decking and ceiling fan, perfect for relaxing outdoors
- Large backyard with established gardens, lush lawn, and wide side vehicle access
- Rear entertaining verandah with second toilet and private access to the master bedroom
- Wardrobes in 3 bedrooms.
- Single lock up garage/Shed (Only suitable for a small car/ Storage) Owners are in the process of arranging concrete lip to drive into it easier.

Please submit an application using ignite.

#### MORE DETAILS

Property ID	JVKF6P
Property Type	House
Including	Air Conditioning Toilets (2) Alarm Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards

#### Shaelee Rutland

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