



38 Calgaroo Avenue, Muswellbrook




## SPACIOUS 3-BEDROOM HOME

Positioned in a convenient and family-friendly location, this solid brick and tile home offers comfortable living with multiple living areas and excellent outdoor space. With a practical layout, fresh paint and carpet right throughout and low-maintenance features.

Step inside to find a spacious formal lounge at the front of the home, complemented by a flexible dining or second living area that opens directly to the rear entertaining space, perfect for relaxed family living or hosting guests. The galley-style kitchen is well-appointed with ample storage and functionality, while the retained backyard provides shade and privacy beneath a stunning Jacaranda tree.

### Key Features:

- Three well-sized bedrooms, all with built-in wardrobes
- Front formal lounge room filled with natural light
- Formal dining area or second living space with sliding door access to outdoor entertaining
- Functional galley kitchen with laminate benchtops, ample cupboard space, large fridge recess, microwave hatch, and upright electric cooktop/oven with separate grill
- Tiled meals area adjoining the kitchen
- Laundry located off the kitchen, featuring laundry tub and linen cupboard

3  1  2 

### FOR RENT

Please Call

### AGENTS

Shaelee Rutland  
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### AGENCY

LJ Hooker Muswellbrook  
(02) 6543 3244

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Interested parties must rely solely on their own enquiries.



- Three-way bathroom with large vanity, separate shower, and bathtub
- Freshly painted and re-carpeted throughout
- Ducted air-conditioning throughout
- Spacious open concrete rear entertaining area
- Retained backyard with Colourbond fencing and shade from an established Jacaranda tree
- Double car garage providing secure parking and storage

Please submit an application using [Realestate.com.au](https://www.Realestate.com.au) Ignite.

## MORE DETAILS

Property ID	JWAF6P
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking

### Shaelee Rutland

Licensed Real Estate Agent | [shae.rutland@ljhmuswellbrook.com.au](mailto:shae.rutland@ljhmuswellbrook.com.au)

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