




12 Wollombi Road, Muswellbrook

## FULLY RENOVATED SPLIT-LEVEL HOME

Immaculately presented and thoughtfully redesigned from top to bottom, this three-bedroom split-level home on Wollombi Road offers a fresh, contemporary lifestyle without any of the renovation hassle. Perfect for first home buyers seeking style and comfort, or investors looking for a low-maintenance, rent-ready property, this home truly is the complete package.

Step inside and you're greeted with that "new build" feel. The entire interior has been rebuilt right down to the gyprock, delivering modern finishes, crisp lines and a bright, welcoming ambiance. The lower level showcases brand-new floating floorboards and a light-filled living space featuring high ceilings and a split-system air conditioner for year-round comfort.

The stylish kitchen includes timber look benchtops, breakfast bar seating, stainless steel electric oven with ducted rangehood, dishwasher, and excellent storage, making everyday cooking both functional and enjoyable. A dedicated dining zone and clever study nook add further practicality, leading seamlessly through sliding doors to the backyard and outdoor entertaining area.

3  1  2 

**FOR SALE**  
\$535,000

### AGENTS

Jayden Nichols  
0423794507  
jayden.nichols@ljhmuswellbrook.com.au

### AGENCY

LJ Hooker Muswellbrook  
(02) 6543 3244

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Upstairs you'll find three well-sized bedrooms, each with sliding mirrored built-in robes and ceiling fans. The sleek bathroom delivers floor-to-ceiling tiling, bath and shower, modern vanity, built-in space saver laundry with brand new washer/dryer combo included in the sale, and a light-up demister mirror, the perfect touch of luxury. A separate toilet is positioned just around the corner for convenience.

Outside, the renovations continue with a brand-new entertaining space featuring white pebbles and paved area stepping up to a merbau deck beautifully retained into the natural land contours. A powered garden shed with concrete slab and shelving sits neatly in the back corner, while the side of the home offers a double tandem carport for secure off-street parking.

#### Key Features:

- Large, open plan lounge room with high ceilings and split system air conditioning
- Dining area with study nook, and sliding glass door through to the backyard
- Modern kitchen with timber look benchtops, breakfast bar seating, stainless steel electric oven with ducted rangehood, dishwasher, and excellent storage
- 3 well-sized bedrooms with sliding mirrored built-in robes, and ceiling fans
- Modern bathroom with floor-to-ceiling tiling, bath and shower, modern vanity, built-in space saver laundry with brand new washer/dryer combo included in the sale, light-up demister mirror, and separate toilet
- Backyard with rear entertaining area, pull out clothesline and powered garden shed
- Double tandem carport to side of home
- Rental estimate \$550 - \$560p/w

#### Conveniently Located Nearby:

- Sydney Street Loop (411) Bus Stop (160m)
- Wollombi Park (350m)
- Hunter Park (900m)
- St Nicholas Early Education & St James Primary School (900m)
- Town Centre (1.3km)

This is modern living done right. Stylish, low-maintenance and completely move-in ready. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

The information provided has been sourced from reliable sources. While we strive for accuracy, we cannot provide a guarantee. Prospective buyers are advised to conduct their own enquiries.

## MORE DETAILS

Property ID JS7F6P  
Property Type House  
House Size 135 m2  
Land Area 657 m2  
Including Study  
Air Conditioning  
Toilets (1)  
Courtyard  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking

**Jayden Nichols 0423794507**

Principal | Licensee-In-Charge |  
[jayden.nichols@ljhmuswellbrook.com.au](mailto:jayden.nichols@ljhmuswellbrook.com.au)

**LJ Hooker Muswellbrook (02) 6543 3244**

Shop 2, 60-82 Bridge Street, MUSWELLBROOK NSW 2333  
[muswellbrook.ljhooker.com.au](http://muswellbrook.ljhooker.com.au) | [office@ljhmuswellbrook.com.au](mailto:office@ljhmuswellbrook.com.au)

