



30 Cousins Street, Muswellbrook

## COMFORTABLE LIVING WITH AMAZING VIEWS

Combining a welcoming feel with thoughtful updates and plenty of practical extras, this three-bedroom home presents an excellent opportunity for buyers looking for a property that's ready to enjoy.

Warm and inviting from the moment you step inside, the home has been thoughtfully updated while retaining a comfortable and practical layout. The refreshed kitchen forms the heart of the home, flowing into the open-plan living and dining area to create a functional space for everyday living.

Step outside and the home continues to impress, with a large rear entertaining deck taking advantage of the outlook and providing the perfect spot to relax or entertain with family and friends. Established gardens, a secure backyard and vegetable patch add to the appeal, while excellent storage and shedding provide plenty of versatility for the home handyman, hobbyist or those simply needing some extra space.

With recent improvements including a re-sprayed roof, new guttering and an updated kitchen, much of the hard work has already been taken care of, leaving a comfortable home ready for its next owner to

3 1 1

**FOR SALE**  
\$620,000 - \$640,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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.



move in and enjoy.

#### Key Features:

- Three bedrooms, all with ceiling fans
- Master bedroom with 3.5kw split system air conditioner
- Updated kitchen with ample bench and cupboard space, breakfast bar seating and quality appliances including a stainless steel oven and dishwasher, glass cooktop and integrated pull out range hood.
- Open plan living and dining with 7.1kw split system air conditioner
- Central bathroom with large shower, bath, vanity and separate toilet
- Large rear entertaining deck with stunning views
- External toilet and vanity
- Secure backyard with established gardens and vegetable patch
- 5x4 powered shed with lean-to
- Single garage with automatic roller door
- Recently re-sprayed roof with new guttering

Whether you're searching for your first home, an investment or simply a well-maintained property with plenty of practical extras, this home is well worth an inspection. For further information or to arrange your inspection, contact Shae Rutland from LJ Hooker Muswellbrook on 0467 926 804 today.

The information provided has been sourced from reliable sources. While every care has been taken to ensure its accuracy, no guarantee is given. Prospective purchasers are encouraged to conduct their own enquiries.

#### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | JYBF6P               |
| Property Type | House                |
| House Size    | 116 m2               |
| Land Area     | 691 m2               |
| Including     | Air Conditioning     |
|               | Toilets (2)          |
|               | Deck                 |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Workshop             |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Remote Garage        |

#### Shaelee Rutland

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**Jayden Nichols 0423794507**

Principal | Licensee-In-Charge |

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