

Muswellbrook, 31 Anzac Parade

PERFECT FIRST HOME OR HIGH YIELD INVESTMENT!

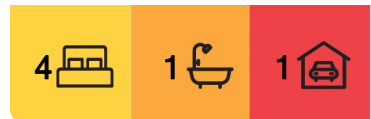
This functional brick and tile 4-bedroom home is the perfect option for first home buyers and savvy investors alike! Neat as a pin inside with a modern kitchen and bathroom, 4 spacious bedrooms and a cosy central lounge/dining room. The property also boasts a spacious backyard and convenient side access to a detached single car garage, this home has all the essentials you've been looking for. With a high yield and an expected rental return of between \$490-\$510p/w, investors needn't look any further.

Features Include:

- 4 bedrooms, all with ceiling fans and 3 with built-in wardrobes
- Central lounge/dining area with 2x ceiling fans and split system AC
- Modern kitchen with ample bench and cupboard space
- Modern bathroom featuring a freestanding bath, shower, toilet, vanity, and a convenient linen storage cupboard.
- Internal laundry with walk in storage area



Disclaimer: 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.



For Sale
\$445,000

View
ljhooker.com.au/JGXF6P

Contact
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LJ Hooker Muswellbrook
(02) 6543 3244

- Hardwearing, hybrid floating floorboards throughout
- Large backyard with side vehicle access and hills hoist clothesline
- Separate single car garage
- Fully fenced block
- Security camera system installed
- Expected rental return between \$490-\$510p/w creating an impressive 5.95% yield

Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 to book your inspection today!

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 About this Property

Property ID	JGXF6P
Property Type	House
House Size	102 m ²
Land Area	686 m ²
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced

Jayden Nichols 0423794507

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