



Muswellbrook, 37 Maitland Street

SPACIOUS FAMILY HOME WITH EXPANSIVE GARDENS, LOCATED IN THE HEART OF MUSWELLBROOK!

A rare opportunity to secure a spacious 4-bedroom, 2-bathroom family home on a substantial block with beautifully established gardens, ideally positioned in the vibrant heart of Muswellbrook.

This exceptional property offers the perfect blend of space, comfort, and convenience, making it an ideal sanctuary for a growing family. Set on a generous, fully-fenced 1,485sqm block, the home presents as a private oasis, yet is just moments from all the amenities that make Muswellbrook a sought-after regional hub.

Step inside to discover a light-filled and functional floorplan. The four generously sized bedrooms provide ample accommodation, with the master bedroom featuring a private ensuite.



For Sale
\$670,000

View
ljhooker.com.au/JNDF6P

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



LJ Hooker Muswellbrook
(02) 6543 3244

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.

The heart of the home is the expansive living and dining area, offering a versatile space for both relaxation and entertaining. The adjoining spacious kitchen is a true culinary hub, featuring ample storage including a walk-in pantry and enough space for a dining table or butcher's block, ready for the home chef to create culinary delights. A separate formal lounge/sitting room provides an additional retreat, perfect for quiet moments or intimate gatherings.

One of the standout features of this property is the impressive outdoor space. The large block boasts meticulously maintained and established gardens, providing a picturesque and tranquil setting for outdoor gatherings, children's play, or simply unwinding in your own private paradise. The expansive lawn offers endless possibilities for a pool, shed, or further development (STCA). Multiple rear entertaining areas, including an elevated rear verandah, a concrete sitting area with shade sail cover, and a large, covered BBQ area, ensure year-round enjoyment.

Perfectly positioned, this home offers unparalleled access to the best of Muswellbrook. Enjoy a short stroll to local cafes, restaurants, and the Muswellbrook Marketplace for all your shopping needs. A variety of reputable schools, including Muswellbrook Public School, St James' Primary School, and Muswellbrook High School, are all within easy reach. For recreation, nearby parks, the Muswellbrook Golf Club, and the Muswellbrook Regional Arts Centre provide endless entertainment options.

Key Features:

*4 generously sized bedrooms, with the master suite boasting a walk-in wardrobe, split system AC, ceiling fan, and private ensuite.

*Large, open-plan living and dining area in the heart of the home with split system AC, ceiling fans, and seamless sliding door access to the expansive backyard. Plus, a separate formal lounge/sitting room for added versatility.

*Well-equipped kitchen with ample bench and cupboard space, including a breadbox and walk-in pantry, as well as a free-standing gas cooktop and electric oven.

*Master bathroom with shower/bath, vanity, and toilet. Internal laundry with an additional toilet for convenience.

*Powered, single car garage as well as a carport with drive-through access to the backyard.

*Expansive 1,485sqm block featuring stunning yet low-maintenance gardens, multiple rear entertaining areas (elevated verandah, shaded concrete sitting area, large, covered BBQ area).

*Large, lock-up workshop area with a water tank (collecting runoff for garden use) and a chicken coop/bird aviary. Additional lock-up storage shed to the rear of the property.

*E3 zoning may facilitate potential commercial uses (STCA), offering future flexibility.

Don't miss this unique opportunity to secure a substantial family home in a premier Muswellbrook location. Contact Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to arrange your inspection and discover your new dream lifestyle!



LJ Hooker Muswellbrook
(02) 6543 3244

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.

More About this Property

Property ID	JNDF6P
Property Type	House
House Size	130 m2
Land Area	1485 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

Jayden Nichols 0423794507

Principal | Licensee-In-Charge | jayden.nichols@ljhmuswellbrook.com.au

LJ Hooker Muswellbrook (02) 6543 3244

Shop 2, 60-82 Bridge Street, MUSWELLBROOK NSW 2333
muswellbrook.ljhooker.com.au | office@ljhmuswellbrook.com.au



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.

LJ Hooker Muswellbrook
(02) 6543 3244