

38 Calgaroo Avenue, Muswellbrook




SPACIOUS 3-BEDROOM HOME IDEAL FOR FIRST HOME BUYERS OR INVESTORS

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, low-maintenance features, and strong investment potential, this property will appeal to both owner-occupiers and savvy investors alike.

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

3  1  2 

FOR SALE
\$630,000

VIEW
By Appointment

AGENTS

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

AGENCY

LJ Hooker Muswellbrook
(02) 6543 3244

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 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
- 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
- Estimated rental return of \$580 per week

Whether you're searching for a comfortable home to move into or a smart addition to your investment portfolio, this well-maintained property offers the perfect combination of space, functionality, and long-term appeal. With its practical layout, outdoor entertaining space, and estimated rental return of \$580 per week, this is an opportunity not to be missed. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

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MORE DETAILS

| | |
|---------------|---|
| Property ID | JUFF6P |
| Property Type | House |
| House Size | 105 m2 |
| Land Area | 620 m2 |
| Including | Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking |

Jayden Nichols 0423794507

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

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

