



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

AGENTS

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AGENCY

LJ Hooker Muswellbrook
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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.



- 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

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