



4 Boronia Drive, Muswellbrook

PRIVATE FAMILY OASIS WITH STYLE, SPACE & VERSATILITY

Tucked away in a quiet and private pocket of South Muswellbrook, this expansive brick and tile residence delivers exceptional space, versatility, and comfort for families seeking room to grow. Set on a generous 1,518sqm block framed by established greenery, the property offers an immediate sense of privacy and tranquillity rarely found in such a convenient location.

Inside, the home reveals an impressive and flexible floorplan with multiple living zones and brand-new floating floorboards throughout. The cosy lounge room is anchored by a combustion fireplace with ducted heat transfer to the master bedroom, perfect for warming the home through the cooler months.

The accommodation includes four well-sized bedrooms, headlined by a standout oversized master suite. This private retreat features its own entry from the front verandah, a newly renovated modern ensuite, and an expansive open-plan wardrobe with a walk-in robe, large enough to function as a study or additional sitting area if desired.

The kitchen is neat, practical and well-connected to the spacious dining zone, forming a functional family hub ideal for everyday living

4 2 3

FOR SALE
\$750,000

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

and entertaining. A thoughtfully designed 3-way main bathroom enhances convenience for households of all sizes, complete with a full-size bath, modern vanity, separate toilet and shower.

Step outside and enjoy year-round entertaining under the large covered outdoor area, providing the perfect setting for gatherings, BBQs or relaxed afternoon living. For those who need serious storage, workspace or hobby space, the property boasts an impressive 3-bay barn-style shed with roller doors, mezzanine storage, rear yard access and a dedicated bar or workshop area.

The expansive, fully fenced backyard is beautifully established with mature trees, hedges, and open lawns, creating a private sanctuary with ample room for kids, pets, gardens or potential future additions. Extensive off-street parking provides more than enough space for a caravan, boat, trailers or multiple vehicles, ideal for tradespeople or anyone needing extra storage.

Key Features

- 4 bedrooms in total, including an oversized master suite with private entry and a spacious open-plan wardrobe area with walk-in robe
- Secondary bedrooms include carpet flooring and ceiling fans
- Large lounge and formal dining area with combustion fireplace and ducted heat transfer to the master bedroom
- Practical kitchen with stainless steel dishwasher, glass cooktop, rangehood and wall oven
- Informal dining space with sliding door access to the rear entertaining area
- Well-designed 3-way main bathroom with full-size bath, modern vanity, shower and separate toilet
- Large covered entertaining area with direct undercover access to the shed
- Reverse cycle ducted air conditioning with tablet control panel
- Huge 3-bay barn-style shed with roller doors, mezzanine storage, rear access and bar/workshop zone
- Expansive, established backyard offering excellent privacy
- Ample off-street parking, ideal for caravans, boats, trailers or multiple vehicles

With its impressive footprint, versatile layout and standout shedding, this property offers an incredible lifestyle 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	JS9F6P
Property Type	House
House Size	194 m2
Land Area Including	1518 m2
	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Workshop
	Secure Parking
	Fully Fenced
	Remote Garage

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