

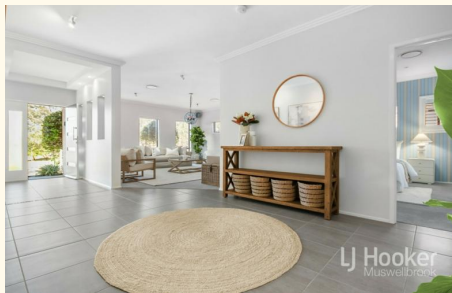


Sold

LJ Hooker



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49 Calgaroo Avenue, Muswellbrook

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REFINED FAMILY LUXURY WITH RESORT-STYLE OUTDOOR LIVING

FOR SALE
\$775,000 - \$825,000

AGENTS

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AGENCY

LJ Hooker Muswellbrook
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Positioned in one of Muswellbrook's most desirable pockets, this four-bedroom residence delivers a rare combination of architectural elegance, meticulous presentation and lifestyle-led design. Every space, inside and out, has been considered to create a home that is both highly liveable and distinctly premium.

A wide, tiled entry hall sets the tone for the generous proportions to follow, flowing to multiple living zones that allow excellent family versatility. The formal lounge is filled with natural light and anchored by an electric feature fireplace, while the expansive open-plan family and dining space sits at the heart of the home with seamless connection to the kitchen and outdoors.

The kitchen is an entertainer's highlight, complete with quality appliances such as a Samsung plumbed double-door fridge, Hisense dishwasher, microwave and wine fridge, all included in the sale, a stainless-steel topped island benchtop, pendant and under-cabinet lighting, reverse osmosis water filtration system, abundant storage, and direct outlook to the alfresco pavilion.

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LJ Hooker

The master suite evokes hotel-level luxury with a designer feature wall, plantation shutters, plush carpet, walk-in robe and private ensuite. Three further bedrooms are well proportioned and serviced by a sophisticated family bathroom finished in timeless tones and quality tilework.

Outside is where the home truly distinguishes itself. A fully-equipped entertaining pavilion includes a built-in outdoor BBQ kitchen with ducted rangehood, brick, wood fired pizza oven, two double door Borrelli wine fridges, all positioned under an insulated gabled roof with outdoor heater and bluetooth soundbar creating a resort-style setup rarely offered in Muswellbrook. Established landscaping completes the scene with ivy-clad retaining walls, pergola beams wrapped in grape vine, and an afternoon timed water feature creating total privacy and an elevated, ambient backdrop.

Additional premium inclusions such as zoned reverse-cycle ducted air conditioning, solar panel system, double garage with workbench space and automatic door, round out a rare and tightly held calibre of home.

Key Features:

- Four bedrooms in total. Master suite with a stylish feature wall, walk-in wardrobe and ensuite featuring shower with rain water shower head, vanity, toilet and heated towel rail
- Generous secondary bedrooms, two with built-in wardrobes
- Grand, light-filled foyer with decorative wall cut-outs and down-lighting
- Large formal lounge featuring a statement wall, flame-style chandelier and electric fireplace heater
- Expansive open-plan living zone combining kitchen, dining and everyday living with thoughtfully placed spotlighting
- Showpiece kitchen with stainless-steel island (double sink + black tapware), reverse osmosis water filtration system, stainless splashback, rustic pendants and under-cabinet lighting, 900mm electric oven with 6-burner gas cooktop, abundant storage, plus quality appliances included (Samsung plumbed double-door fridge, Hisense dishwasher, microwave and wine fridge)
- Dining area adjoining the kitchen with double sliding doors to the entertaining pavilion
- Informal living room with statement wall, ideal for relaxed family lounging
- Main bathroom consisting of a large shower with rain water shower head, vanity, bathtub and separate toilet
- Stylish, well-appointed laundry with extensive storage, stainless tub, Fisher & Paykel washer/dryer combo included, and rear yard access
- Resort-style outdoor entertaining pavilion with dedicated outdoor kitchen and tranquil sitting area
- Outdoor kitchen includes BBQ with ducted rangehood, prep benches, two double-door Borelli wine fridges, wood fired pizza oven, outdoor heater and Bluetooth sound bar, all under an insulated gabled roof
- Ambient sitting zone framed by established landscaping, ivy-clad retaining walls, grape-wrapped pergola beams and a timed afternoon water feature
- Separate private garden space, ideal for a vegetable patch
- 48-panel, 13.2Kw solar system for enhanced energy efficiency
- Brand new electric hot water system
- Multizone reverse cycle ducted air conditioning
- Double garage with automatic roller door, workbench space and excellent storage options

Conveniently Located Nearby:

- Beech Street before Calgaroo Avenue Bus Stop [413/Highbrook

- Loop] (20m)
- Kijini Reserve (500m)
- Richard Gill Primary School & Little Kindy Childcare & Preschool (600m)
- eduKare Childcare & Preschool (650m)
- Muswellbrook Fair Shopping Centre (700m)
- Highbrook Park (750m)
- St James Primary School & St Nicholas Early Education (1.7km)

Opportunities to purchase a home so thoughtfully finished, so well positioned and so clearly designed for effortless living are few and far between. If you have been waiting for a turn-key residence that delivers scale, finish and a true lifestyle advantage, this is the home for you. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

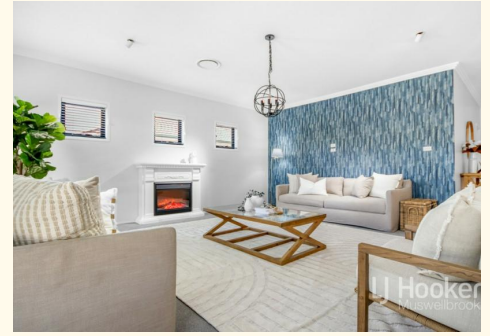
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MORE DETAILS

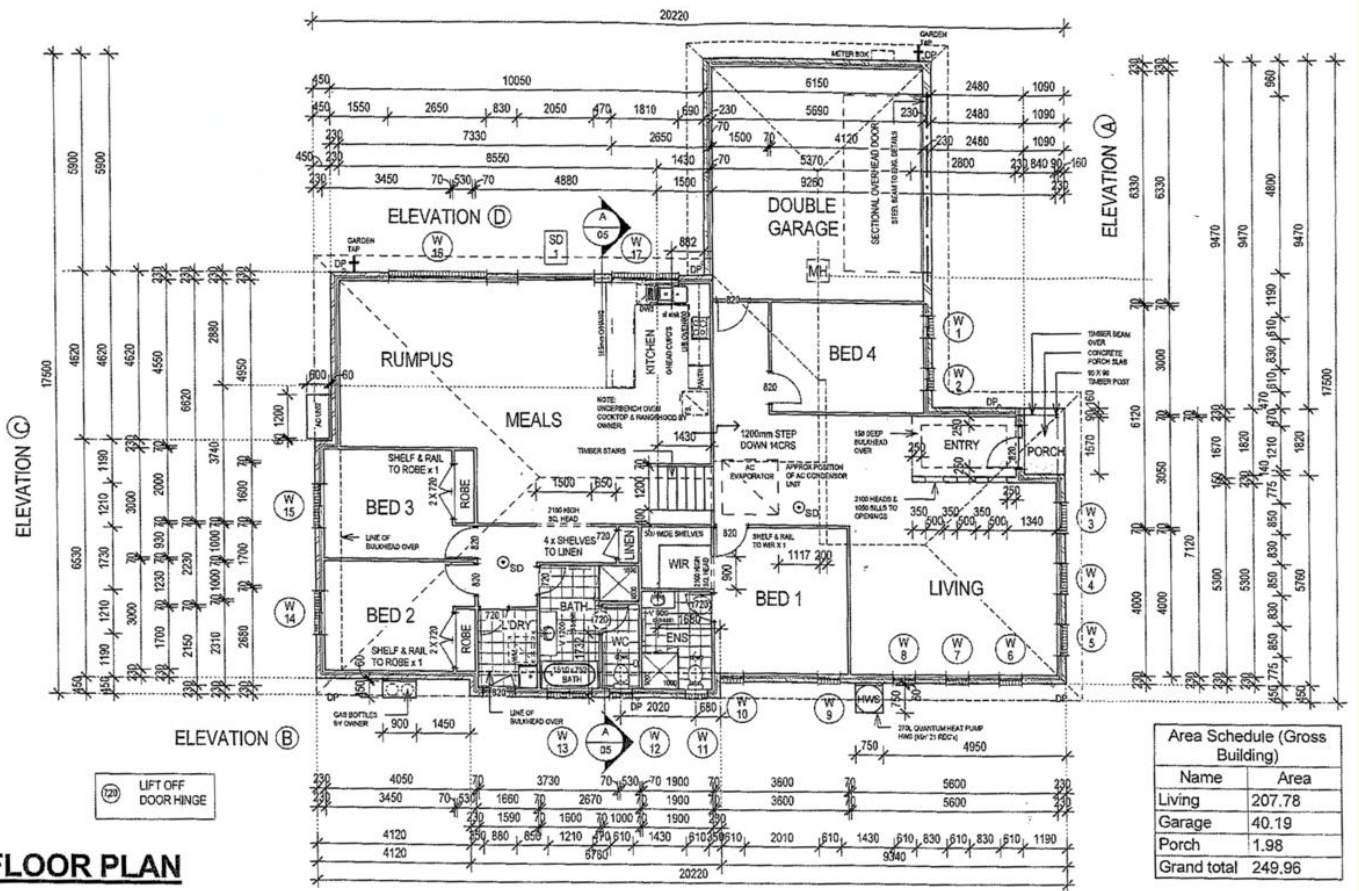
Property ID	JRPF6P
Property Type	House
House Size	250 m2
Land Area	600 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

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FLOOR PLAN



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