



51 Henry Dangar Drive, Muswellbrook

## PERFECT FOR BOTH INVESTORS AND HOME-OWNERS ALIKE




Welcome to 51 Henry Dangar Drive. A beautifully presented home offering space, comfort, and modern updates in a peaceful, family-oriented neighbourhood. Whether you're looking to move straight in or invest with confidence, this property is ready to deliver.

Currently leased to quality tenants at \$600 per week, it offers immediate income potential, with vacant possession available by settlement for owner-occupiers.

Inside, you'll find two generous living areas designed for modern family living. The formal lounge provides a quiet space to unwind, while the open-plan family and dining area flows seamlessly from the contemporary kitchen, creating the perfect hub for everyday life.

The kitchen is fully equipped with a ceramic cooktop, oven, rangehood, dishwasher, and large corner pantry, along with a convenient breakfast bar ideal for casual dining.

There are four well-appointed bedrooms, each featuring built-in robes

4  2  2 

**FOR SALE**  
\$650,000

### AGENTS

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### AGENCY

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



and ceiling fans, while the main bedroom includes a walk-in robe and recently renovated ensuite. The main bathroom offers a bath, shower, vanity, and toilet for added practicality.

Enjoy year-round comfort with ducted air conditioning and tiled flooring throughout high-traffic areas for easy maintenance. Outside, the fully fenced backyard with Colorbond fencing provides a safe and private space for kids and pets to play.

**Key Features:**

- 4 bedrooms in total, all with built-in wardrobes and ceiling fans
- Master bedroom has walk-in wardrobe and recently renovated ensuite
- Large formal lounge room with decorative wall cutouts
- Large open plan living/dining area with sliding door access to rear entertaining area
- Functional kitchen with a breakfast bar seating, ceramic cooktop, oven, rangehood, dishwasher, and large corner pantry
- Master bathroom with bath, shower, vanity and separate toilet
- Large internal laundry
- Secure double car garage with automatic roller door
- Ducted AC throughout
- Large backyard with rear entertaining area and retained garden beds
- Tenants currently in lease until 20th November 2025, paying \$600p/w

**Conveniently Located Nearby:**

- Eastbrook Loop (418) Bus Stop (180m)
- Eastbrook Link Park (750m)
- eduKare Childcare & Preschool (1.1km)
- Richard Gill Primary School (1.5km)
- ALDI Muswellbrook (2.6km)
- Muswellbrook Fair (2.6m)

This property is a neatly maintained and versatile option which is certainly ticking all the boxes. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

## MORE DETAILS

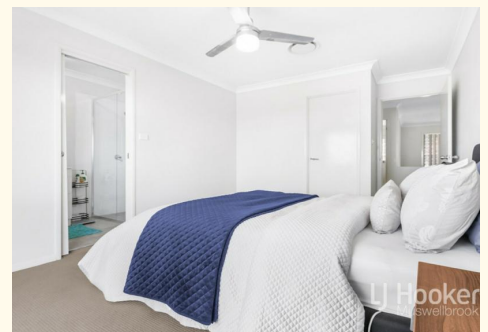
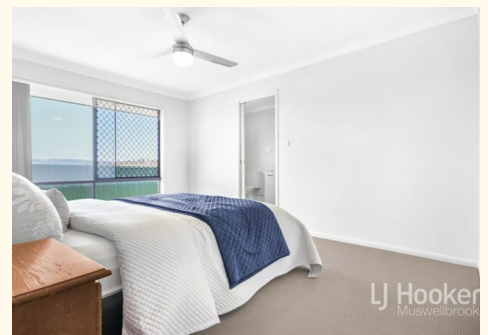
Property ID	JRAF6P
Property Type	House
House Size	160 m2
Land Area	764 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Water Tank

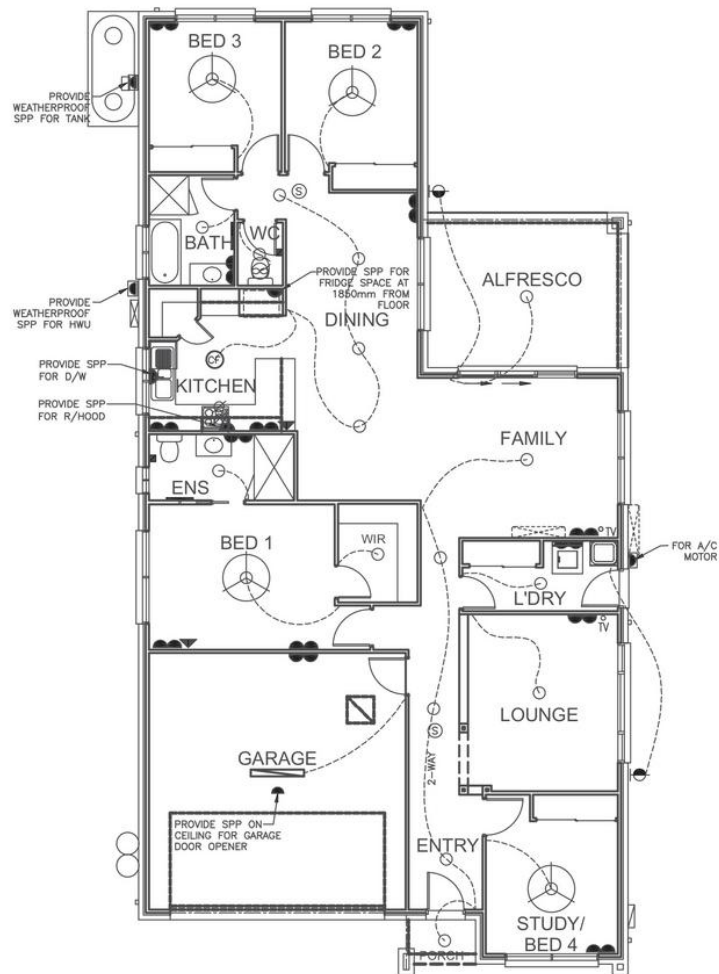
### Jayden Nichols 0423794507

Principal | Licensee-In-Charge |  
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