



57 Acacia Drive, Muswellbrook

WELL LOCATED AND SPACIOUS 5-BEDROOM FAMILY HOME

Discover a home that balances relaxed family living with smart, sustainable features. Nestled on Acacia Drive and a short stroll from essential local amenities such as the Muswellbrook Fair Shopping Centre, Richard Gill Primary/Early Education school and Highbrook Park, this roomy 5-bedroom, 2-bath residence is designed for everyday comfort and entertaining.

Step inside to a welcoming carpeted lounge warmed by a slow-combustion fireplace, complemented by a split-system air conditioner and ceiling fan for year-round comfort. The flow moves naturally into a dedicated dining area and then to the bright rear kitchen and meals area, finished with timber-look vinyl flooring, a generous island-style breakfast bar, wall oven/grill, dishwasher and abundant storage. Sliding doors from the meals and dining areas open to the backyard, bringing indoor/outdoor living together with ease.

There are five bedrooms in total all feature ceiling fans, four include air conditioning and built-in robes, while the master enjoys a convenient walk-through ensuite. The oversized fifth bedroom, with its

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FOR SALE
\$660,000

AGENTS

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AGENCY

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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.



own sliding door to the yard would also make an excellent second lounge or guest suite depending on your needs.

Step outside to a family-friendly haven, an L-shaped backyard framed by a neat brick retaining wall, colourful garden beds and established veggie patches ready for weekend harvesting. Entertain effortlessly under the covered alfresco while the handy garden shed keeps tools and toys tucked away. Secure, convenient parking and backyard vehicle access are provided by the drive-through single garage. Energy-smart and secure, the home also features a 13kW solar system to reduce running costs and an internal security system and Crimsafe screen doors for extra peace of mind.

Key Features:

- Large front carpeted lounge with ceiling fan, split-system air conditioning and slow-combustion fireplace
- Adjoining dining room with ceiling fan and sliding door access to the backyard
- Rear kitchen and meals area with attractive vinyl timber-look flooring
- Spacious kitchen with generous bench and cupboard space, wall oven/grill, dishwasher and breakfast bar
- Master bedroom features a walk-through ensuite, built-in wardrobe and wall air conditioning.
- Versatile 5th bedroom offers backyard access and is perfect for a second lounge, or guest room
- Three more bedrooms, two with air conditioning and built-in robes, with one being an ideal home study
- Internal laundry with backyard access.
- Generous L-shaped backyard with brick retaining wall, garden beds and veggie patches
- Covered rear entertaining area, perfect for family gatherings
- Single drive-through garage and convenient garden shed for extra storage
- 13 kW solar system plus solar hot water system for energy efficiency
- Internal security system & triple lock Crimsafe screen doors

Conveniently Located Nearby:

- Richard Gill School & Little Kindy Early Education (300m)
- Muswellbrook Showground (650m)
- ALDI Muswellbrook (800m)
- Muswellbrook Fair (950m)
- Highbrook Park (1.2km)

A versatile, comfortable home in a prime Muswellbrook location, ideal for growing families. Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.

- The information provided has been sourced from reliable sources. While we strive for accuracy, we cannot provide a guarantee. Prospective buyers are advised to conduct their own enquiries. Spa is not included in the sale.

MORE DETAILS

Property ID	JR4F6P
Property Type	House
House Size	176 m2
Land Area	652 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Fire Place
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

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LJ Hooker
Muswellbrook

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Measurements to be used as a guide only

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