



## Muswellbrook, 77 Maitland Street

### NEAT & TIDY 4 BEDROOM HOME IN CENTRAL LOCATION

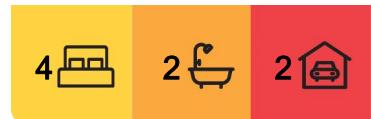
This neat and tidy 4-bedroom home is conveniently located in the heart of Muswellbrook, only a short walk to all local amenities. It features a split-level design with a practical upstairs layout that includes a spacious kitchen and a bright lounge room with both air conditioning and a slow combustion fireplace, that opens to a spacious balcony with breathtaking views of the Muswellbrook Golf Course. Downstairs, you'll find a rumpus room complete with a built-in bar area and a second toilet, making it perfect for entertaining friends and family. This property is a must see for both first home owners and investors alike.

#### Key Features:

- 4 bedrooms in total, all with ceiling fans and built-in wardrobes
- Electric shutters on north easterly facing bedroom windows
- Spacious lounge room with ceiling fan, wall air conditioner and slow combustion fireplace



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/JM8F6P](http://ljhooker.com.au/JM8F6P)

**Contact**  
**Jayden Nichols**  
0423794507  
[jayden.nichols@ljhmuswellbrook.com.au](mailto:jayden.nichols@ljhmuswellbrook.com.au)  
**Shaelee Rutland**  
[shae.rutland@ljhmuswellbrook.com.au](mailto:shae.rutland@ljhmuswellbrook.com.au)

**LJ Hooker Muswellbrook**  
**(02) 6543 3244**

- Balcony located off the lounge room with views over the Muswellbrook Golf Course
- Kitchen with ample bench and cupboard space, glass cooktop, wall oven and rangehood
- Dining area located off kitchen with sliding glass door out to the backyard
- Bathroom with shower, vanity with stone top and toilet
- Downstairs rumpus room area with built in bar area
- Second bathroom downstairs with toilet and shower
- Internal laundry with linen cupboard and rear access
- Large backyard with established gardens, entertaining area and retained yard area with hills hoist clothesline
- Double carport to front of home with spacious driveway with additional open car parking spaces
- Rental expectation \$580p/w

Conveniently located nearby:

- Muswellbrook TAFE (280m)
- Muswellbrook South Public School (350m)
- Muswellbrook Golf Course (400m)
- Olympic Park (550m)
- Muswellbrook High School (950m)

Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 to book your inspection today.

## More About this Property

<b>Property ID</b>	JM8F6P
<b>Property Type</b>	House
<b>House Size</b>	148 m2
<b>Land Area</b>	750 m2
<b>Including</b>	Air Conditioning Toilets (2) Fire Place Balcony Outdoor Entertaining Built-in-Robes

### Jayden Nichols 0423794507

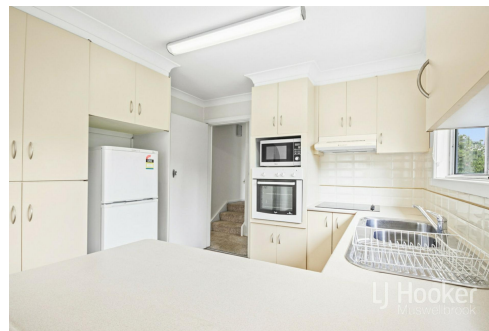
Principal | Licensee-In-Charge | [jayden.nichols@ljhmuswellbrook.com.au](mailto:jayden.nichols@ljhmuswellbrook.com.au)

### Shaelee Rutland

Licensed Real Estate Agent | [shae.rutland@ljhmuswellbrook.com.au](mailto:shae.rutland@ljhmuswellbrook.com.au)

### LJ Hooker Muswellbrook (02) 6543 3244

Shop 2, 60-82 Bridge Street, MUSWELLBROOK NSW 2333  
[muswellbrook.ljhooker.com.au](http://muswellbrook.ljhooker.com.au) | [office@ljhmuswellbrook.com.au](mailto:office@ljhmuswellbrook.com.au)



**LJ Hooker Muswellbrook**  
**(02) 6543 3244**

**Disclaimer:** 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.