



Muswellbrook, 82 Queen Street

A PRESTIGIOUS ADDRESS NESTLED AMONGST NATURE

This rare find is nestled in one of the most serene in town locations, a true sanctuary just waiting to be discovered. Even long-time residents of Muswellbrook may not be aware of the whereabouts of this extraordinary home. The Valley Homes designed 4-5 bedroom residence, solid as the day it was built, is situated on one of Muswellbrook's most prestigious streets, and has been designed with privacy in mind. With over 1,100 square meters of land and a spacious interior floor plan of over 300sqm, you'll feel like you're embarking on an adventure as you explore every corner of this architectural masterpiece. Don't worry about getting lost - a decorative compass is stencilled onto the driveway to ensure you stay on course during your journey. And if that wasn't enough, this home boasts over 44 meters of boundary meeting with the Karoola Reserve - the second largest rear boundary fortunate enough to back onto this delight.

Features Include:



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
\$875,000

View
ljhooker.com.au/JGMF6P

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LJ Hooker Muswellbrook
(02) 6543 3244

- 3 living areas, including a formal lounge room, open plan rear living area, and a second lounge room located upstairs.
- 4 generously sized bedrooms, all equipped with built-in robes and ceiling fans, perfect for a growing family.
- The master bedroom is huge and features a large walk-in wardrobe in addition to a built-in wardrobe.
- Large ensuite is equipped with a shower, toilet, and vanity for your convenience.
- Need a home office or an extra bedroom? The study with a ceiling fan and built-in storage can easily be utilised as a 5th bedroom
- The large kitchen offers ample cupboard and bench space, a microwave hatch, bread box, and a new dishwasher.
- Enjoy meals in the dining area located in-between the kitchen and rear living area, illuminated by a decorative hanging pendant light.
- Storage options abound with multiple linen cupboards upstairs and a large under staircase cupboard.
- The large internal laundry features more storage options, a water closet, and access to the backyard.
- The 3-way bathroom is complete with floor-to-ceiling tiles, a shower, bath, separate toilet, and vanity.
- New carpet has been installed throughout the entire top storey and staircase.
- Raised ceilings add a touch of elegance throughout the entire home.
- Stay comfortable with reverse cycle ducted AC on the second storey.
- The double car garage offers internal access.
- A large heat pump hot water system ensures you'll never run out of hot water.
- Side vehicle access with ample headroom for caravans or boats is a bonus.
- The large double bay shed with 3 phase power has the potential to accommodate 4-6 vehicles.
- An additional garden shed located behind the shed provides extra storage space.
- Located off the open plan living area is an undercover entertaining space, perfect for hosting gatherings and enjoying the outdoors.
- Stunning pool surrounded by paving, creating a luxurious oasis in your own backyard.
- The pool pump equipment is neatly stored in a dedicated shed, keeping the area clutter-free and pristine.
- With a generously sized backyard, there is plenty of space for outdoor activities and relaxation.
- Backing onto Karoola Reserve with over 44 meters of shared boundary. Multiple gateway access points and unobtrusive fencing allow you to fully appreciate the stunning views.
- Surrounding the home are native greenery from the reserve, as well as established gardens featuring majestic pencil pines.

This home is a visual feast, a true spectacle that must be experienced firsthand! Contact Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 today to book your inspection.



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More About this Property

Property ID	JGMF6P
Property Type	House
House Size	317 m ²
Land Area	1101 m ²
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

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