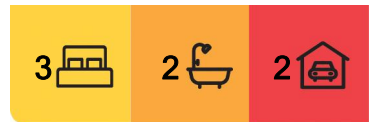




Muswellbrook, 1/22 Fitzgerald Avenue

MODERN THREE BEDROOM TOWNHOUSE SELLING FULLY FURNISHED



For Sale
Please Call

View
ljhooker.com.au/JMVF6P

Contact
Jayden Nichols
0423794507
jayden.nichols@ljhmuswellbrook.com.au

Welcome to 1/22 Fitzgerald Avenue, an immaculate modern townhouse that is the perfect option for first-time homeowners and savvy investors alike! This property features three spacious bedrooms, each equipped with split system air conditioning for your comfort, and the master bedroom complete with a walk-through wardrobe and ensuite. The roomy downstairs open-plan area seamlessly encompasses the kitchen, dining and lounge area, while the low-maintenance, secluded backyard also adds to its allure.

Nestled in a quiet cul-de-sac, this townhouse provides direct walking access to St. James Primary School and St. Nicholas Early Education, making it an ideal location for families. Plus, you're just a short drive from Highbrook Park, Muswellbrook Fair Shopping Centre, and ALDI, ensuring all your needs are within easy reach.

What's more, this townhouse comes fully furnished, so whether you decide to make it your



LJ Hooker Muswellbrook
(02) 6543 3244

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own cozy retreat, rent it out to potential mining clients, or market it as a charming holiday getaway, this property is move-in ready.

Key Features:

- 3 spacious carpeted bedrooms all with split system air conditioning
- Master bedroom featuring walk-through wardrobe and ensuite, whilst secondary bedrooms boast walk-in wardrobes
- Bright and roomy open plan living area downstairs encompassing the lounge, kitchen and dining with split system air conditioning
- Kitchen features a stylish island bench with breakfast bar seating, stone benchtops throughout, 900mm stainless steel oven with gas cooktop and electric oven, stainless steel dishwasher
- Master bathroom with vanity, shower, bath and toilet
- Downstairs internal laundry with third toilet
- Double car garage with automatic roller door and workbench space
- Plentiful storage options including an understairs cupboard
- Secure backyard with Colourbond fencing, garden shed established gardens and concrete entertaining pad
- Strata titled with no strata fees (Insurance split 50/50 with next door neighbour)
- Furnished rental expectation \$730-\$750p/w

Conveniently located nearby:

- St James Primary School (1 min)
- Muswellbrook South Public School (2 min)
- Highbrook Park (3 min)
- Muswellbrook Fair Shopping Centre (3 min)
- Aldi (3 min)
- Town Centre (4 min)

Don't miss out on this perfect family home! Call Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 to book your inspection today.



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More About this Property

Property ID	JMVF6P
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Water Tank

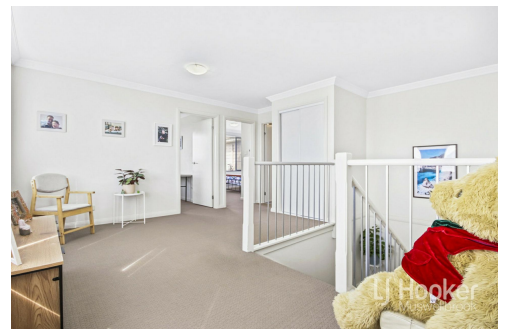
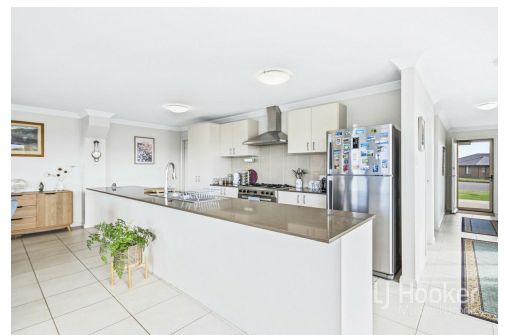
Jayden Nichols 0423794507

Principal | Licensee-In-Charge | jayden.nichols@ljhmuswellbrook.com.au

LJ Hooker Muswellbrook (02) 6543 3244

Shop 2, 60-82 Bridge Street, MUSWELLBROOK NSW 2333

muswellbrook.ljhooker.com.au | office@ljhmuswellbrook.com.au



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