



## BIG RETURNS IN THE HEART OF TOWN



5



2



4

## 96 Maitland Street, Muswellbrook

**\$820,000**

Situated in downtown South Muswellbrook, this expansive five bedroom home on a generous 2,213m<sup>2</sup> block is a top regional investment opportunity.

Offering a potential \$780 – \$800 per week rental return, this feature-packed property will appeal to active tenants and their families who love to entertain outdoors with its extensive yards and entertaining area, multiple living spaces and sparkling inground pool.

Inside the home a vast open plan family/dining area is a welcome space to relax after a long day at work or school with room for the largest of lounge suites. A separate media/living room is tucked away via a double set of doors allowing tenants to extend their living space as required or close off as a 5th bedroom. A large classic kitchen overlooks the main living space offering an abundance of cabinet and bench space to make meal prep a breeze.

All four of the well-appointed bedrooms are situated down a private hallway with the generously sized master suite enjoying its own ensuite bathroom and walk-in closet. Further internal highlights include ducted air conditioning, high ceilings, LED downlights, and ceiling fans throughout.

Outdoors the home's beautiful swimming pool area makes a stunning feature with its sandstone pavers and neat border gardens. A large covered entertaining/BBQ area will also be

**Property ID:** L27475635

**Property Type:** House

**Garages:** 4

**Land Area:** 2213.0 sqm

**Katie Constable**

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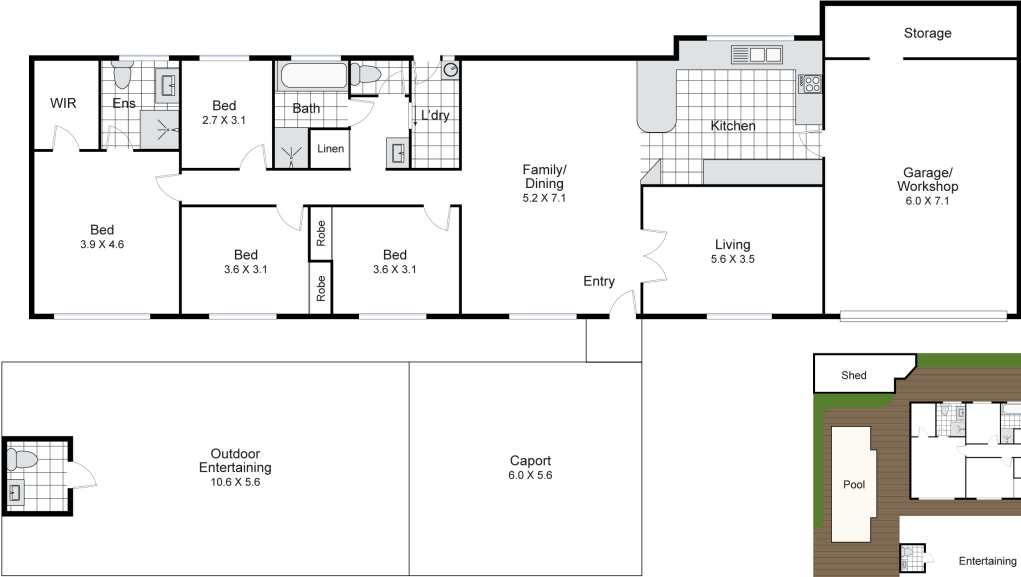
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a favourite spot for hosting family gatherings and birthday parties. The large front yard has space aplenty to kick a footy around and even has a cricket pitch and goalpost! There's plenty of sealed areas as well for other ball games along with a 1/2 size basketball court.

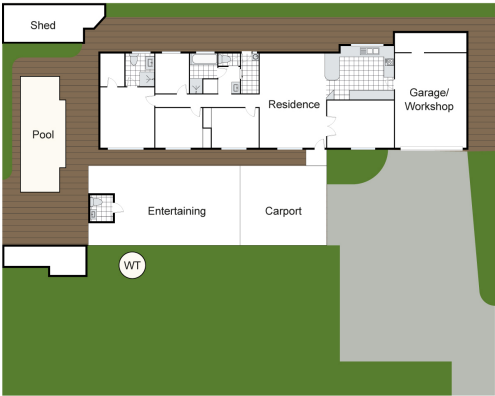
This enviable home is conveniently located only moments away from local schools, skate park, indoor sports centre and shopping centre for ultimate convenience living. A must-inspect property, this quality property will appeal to investors searching for a high yielding regional investment in a superb central location.

- Colorbond & brick 5 bedroom home
- Large 2,213m<sup>2</sup> block in the heart of town
- Open plan living & dining area
- Large classic kitchen equipped with electric cooking & breakfast bar
- Separate lounge/theatre room or 5th bedroom
- Four bedrooms appointed with built-in robes & ceiling fans
- Master bedroom has walk-in robe & private ensuite
- Spotless three-way bathroom
- Internal laundry
- Ducted air conditioning
- LED downlights
- Double insulation in roof
- 900m to Tafe
- 1.6km to Muswellbrook Fair Shopping Centre
- 2km to Indoor sports centre & High School
- 2.5km to Richard Gill School
- Rental return: approx. \$780-\$800 per week

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



FLOOR PLAN



SITE PLAN

IMPORTANT INFORMATION  
Dimensions & Areas are a guide and approximate only  
Direction of North is an indication only

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