



CHARMING COTTAGE!



6 Buddens Lane, Muswellbrook

\$550.00 per week

Small but perfectly formed, this fully renovated cottage is located on a low maintenance 448.9m2 block and is ideal for couples or small families looking for a characterful home.

The living, kitchen, dining area with its open fireplace and stunning floorboards offers the enchantment of past times. This spacious kitchen with its convenient breakfast bar offers copious storage and preparation space, a ceramic cooktop, electric wall oven, dishwasher, and a lovely big pantry. The dining area opens onto a large covered (and insulated) entertainment patio and the garden beyond. The main living area is heated and cooled by a split-system air conditioner to ensure perfect summer and winter ambience.

The lovely master bedroom enjoys a huge built-in wardrobe with mirror doors and a ceiling fan for those warm evenings, while the second bedroom also boasts a ceiling fan and a built-in wardrobe. The versatile third bedroom could easily become a separate living area which would allow for a quiet retreat with a book in front of the fire in the main lounge while the rest of the family watches TV in the dedicated media room.

The bathroom boasts an extra-large shower and well serves the three double bedrooms and the continental laundry hides away when not in use. A bonus is the work-from-home study room with its own external access-ideal for the privacy that is so often required. However, it could easily be a place for additional storage or a dedicated small studio.

Property ID: R3341619

Property Type: House

Bronte Green

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There is off-street parking and vehicle access to the backyard with easily maintained gardens.

- Charming three-bedroom cottage
- Adjoining kitchen, dining and sitting room
- Outdoor alfresco entertaining courtyard
- Kitchen with large pantry
- Continental laundry
- Master with fan and built-in wardrobe
- Third double bedroom could be a separate living area
- Study/studio/work from home with external access
- Low-maintenance garden perfect for relaxing
- 3kms to St James Primary, 2.7kms to Muswellbrook South, 2.4kms to Muswellbrook Fair, 1.7kms to Muswellbrook Hospital.

PLEASE APPLY ONLINE

- APPLY ONLINE for this property via 2apply.com or visit <https://ire.fyi/h6xx5wg>
- SEPARATE APPLICATIONS REQUIRED: Each adult (18 years or over) MUST submit separate applications e.g. Husband & wife must each create their own separate profiles on 2apply and submit separate applications, our system will then link the two together. You cannot use the one application for multiple adults.
- INSPECTIONS: Shortlisted applicants will then be contacted to attend an inspection of the property
- NOTIFICATION: Please allow up to 1 week from the day you submitted your application for us to contact you