

**80A Osborn Avenue, Muswellbrook, NSW, 2333**

**WARBURTON**  
ESTATE AGENTS

**House For Sale**

Wednesday, 11 December 2024

80A Osborn Avenue, Muswellbrook, NSW, 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dominic Pike



Anna Martaki  
0265424500

## Modern Family Home or Ideal Investment Opportunity

Opportunity presents to secure this neat and tidy yet low maintenance modern family residence, ideally located within 1km to multiple education facilities, major shopping center and greenspaces.

- Four generous bedrooms all with brand new carpet, built-in wardrobes and ceiling fans
- Master includes walk-in wardrobe and ensuite
- Separate lounge room is a versatile space and great for multi-generational living
- Functional kitchen with island bench including breakfast bar, dishwasher and ample storage options
- Light filled living/dining area with split system air-conditioner flows from kitchen and opens to rear and side alfresco spaces
- Family friendly main bathroom with bathtub, shower and separate toilet
- Rear alfresco with views over green space and nature reserve
- Double lock up garage
- Rental potential \$560 - \$580 per week
- St Nicks daycare, St James primary school, Muswellbrook public school, Highbrook park and Muswellbrook Fair shopping center all within 1km