



**first national**  
REAL ESTATE

Edward Higgins Parkinson



120 Victoria Street, Muswellbrook

4 1 6

**4 B/R HOME WITH ACREAGE ON THE EDGE OF TOWN**

End of Street property, on the edge of town and boasting a huge 1.37 Ha block. Acres so close to town are hard to find, and you'll find this sweep little "Niche" block your little piece of paradise. The home is a Two storey 4 Bedroom residence with opportunities for studio accommodation. The plan incorporates a tiled foyer entry and a good sized "Billiard" games room. The gentleman's den leads into a full size wind cellar, complete with purpose built shelves. A wall of cupboards is superb in the studio room, while upstairs has fully ducted air conditioning. There a Lounge room with balcony access, Dining room, Kitchen, tiled bathroom and a fully glassed in & screened back sun room 8 mts x 4 mts. The kitchen features Tassie "Blackbutt" and has a wall of pantries (4 door) and offers a electric range with ceramic cook tops, and loads of wall cupboards. The bathroom is spacious and has been all remodel with tiles to the ceilings. The yard is attractive with some beautiful stands of fully grown spotted gums and the driveway is set up with a circuit drive. Garage space not a problem with a 12 mtr x 6 mtr Garage/workshop. This is a rare opportunity to purchase acres on the edge of town. A block with character viewing right across the Golf course and in a carefree location. Listed to sell at \$450,000. more details phone the Agents 65432788 or visit [www.ehpfirst.com.au](http://www.ehpfirst.com.au)

**\$450,000**

ID# 11802100421



**Tony McTaggart**  
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32 Bridge Street,  
Muswellbrook

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