

**2/2 McGregor St, Muswellbrook, NSW 2333****Sold - 2/05/2022**Duplex 3  2  2 **Affordable First Home Or Investment Opportunity**

This spacious, brick and tile semi-detached, strata titled duplex, is situated above roadside within sought after Eastbrook Links Estate and provides close proximity to childcare centres and the Muswellbrook Fair Shopping Centre.

Priced within an affordable price point, this home would be an idea purchase for an owner occupier looking to downside or for the first home buyer looking to their foot in the door and buy their first home. Equally attractive to investors, currently returning a rent of \$350 per week, the market indicates that similar property have been renting between \$360 to \$400 per week.

Features include;

- Spacious, open plan, living, meals, lounge and kitchen area
- Modern kitchen with breakfast bar, dishwasher and pantry
- Modern bathroom
- Three bedrooms, master with walk-in wardrobe and ensuite
- Both spare bedrooms include built-in wardrobes
- Internal laundry
- Double car garage with electric door and internal access
- Covered entertaining patio which opens from the meals/living area
- Good sized, fully fenced rear yard.

For further information, or to arrange your private viewing, call Alex Bussell on 0427 549 480. Alternatively, take your Online Virtual Tour via <https://app.immoviewer.com/portal/tour/2568820>

**Open for Inspection**

By Appointment.

**Listed By**

Alex Bussell

Phone: (02) 6543 3244

