



49 Muswellbrook Crescent Booragul, NSW

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## Low Maintenance Comfort in Quiet Lakeside Cul-de-Sac

An ideal first home and ready for you to move straight in, this brick beauty sits in the eye of a quiet cul-de-sac backdropped by bushland delivers an extremely private rear-yard. Loads of natural lighting combine with floating flooring and plantation shutters to add modern appeal for the new owner. The vibrant lakeside towns of Warners Bay and Toronto are less than 10 minutes away and schools are within easy walking distance, investors take note; current tenants would love to stay-on.

- Single level brick & tile home on 727sqm block with prized north facing backyard
- Spacious lounge room with a/c and gas heating for year-round comfort
- Modern gas kitchen and dining room flow effortlessly to the covered alfresco

**Price:** \$617,000

**Council Rates:** \$415.00 p/q

**Matthew Clarkson**

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