



3/1 Clifford Street Muswellbrook NSW

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This Brick 2 bedroom unit is in a quiet cul-de-sac location only a short walk to the Golf Course, TAFE, High School or the mainstreet. The groundfloor unit is in a complex of only 6 units and is very well presented both inside and out. The kitchen is in great condition and has an attached laundry with tub, storage shelf and the hot water system. There is a tiled dining area flowing to the carpeted lounge room with split system A/C and a sliding door to the front porch. There are 2 bedrooms, the main with built in robes. The bathroom is modern with full bath, shower, vanity and toilet. There is a single carspace for the unit plus a shared clothes line. Potential rental income of \$400pw. Current Strata Fees including Water \$1038 per quarter.

Type : Unit
Price : \$ 290,000
View : <https://www.jtsrealty.com.au/sale/nsw/hunter-vall-ey-upper/muswellbrook/residential/unit/8016173>



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