

# 1 Heath Avenue, Aberglasslyn, NSW 2320

## House For Sale

Wednesday, 17 January 2024

1 Heath Avenue, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 328 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Beautifully presented 2011 built home with quality inclusions throughout.- Pristine kitchen with quality appliances, gas cooking, plenty of storage, a tiled splashback + a breakfast bar.- Three bedrooms, the master with a built-in robe and well appointed ensuite.- Daikin split system air conditioning, ceiling fans + a Rheem continuous gas hot water system.- Premium carpet, large format tiles, modern down lighting + neutral paint palette throughout.- Covered alfresco with outdoor power and a gas bayonet, providing the perfect setting for your outdoor cooking and dining needs.- Low maintenance grassed backyard with handy side access.- Attached double garage with internal access to the home.

Outgoings: Council rate: \$2,152 approx. per annum  
Water rate: \$825.42 approx. per annum  
Rental return: \$600 approx. per week

Painting the perfect picture of a dream family home, this immaculately presented 2011 built residence is surrounded by lovely homes, in a highly sought-after pocket of Aberglasslyn. Perfectly positioned, this home enjoys easy access to all your everyday needs, with McKeachies Run shopping complex just minutes away, plenty of parks nearby for the kids, along with schooling options within a short drive. Aberglasslyn has developed into a suburb of high demand, offering a great family lifestyle, whilst still being connected to all the conveniences of city living, with Newcastle's CBD and beaches 50 minutes away, Maitland's heritage centre and riverside precinct 15 minutes by car, and all the gourmet delights of the Hunter Valley a short 25 minute drive. Arriving at the home, an appealing brick and Colorbond roof façade, framed by a landscaped garden, and a large driveway leading to the attached double garage, provides a lovely first impression. Stepping inside you'll arrive in the spacious entry foyer, revealing the gleaming large format tiles, neutral paint palette and the modern down lighting throughout. There are three carpeted bedrooms on offer, all featuring ceiling fans, providing additional comfort during the warmer seasons, with the two family bedrooms including built-in robes. Servicing these rooms is the main bathroom, offering a separate shower and a built-in bathtub. The master suite features a walk-in robe, and a well appointed ensuite that includes a ceramic top vanity and a large corner shower, completing this ideal parent's retreat. At the heart of the home is the generously sized open plan living, dining and kitchen, bathed in lovely natural light, delivering the perfect space to relax and connect with loved ones during your downtime. A gas bayonet and a Daikin split system air conditioner will ensure you relax in comfort year-round. The stylishly presented kitchen provides plenty of storage for your kitchen wares, ample space atop the laminate benchtops for all your food preparation needs, a subway tiled splashback, a dual stainless steel sink with water filtration, and a large breakfast bar, perfect for those casual meals with the family. The home chef will be delighted to find quality appliances in place, including a built-in Westinghouse oven with a 4 burner gas cooktop and a Meile dishwasher, set to make cleaning up a breeze. Glass sliding doors in the living room open out to a lovely alfresco area, complete with outdoor power access as a gas bayonet, perfect for your family BBQs, overlooking the fully fenced grassed backyard that includes handy side access. Offering all you could ask for within your dream family home, this property is the opportunity you have been waiting for! With a large volume of enquiries expected, we encourage our interested buyers to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- A family-friendly neighbourhood surrounded by quality homes with an array of parks and recreational facilities nearby.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Within minutes to McKeachies Run shopping complex.- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 50 minutes to the city lights and sights of Newcastle.- Just 25 minutes away from the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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