

10/266 Aberglasslyn Road, Aberglasslyn, NSW 2320 **River**

Sold Villa

Saturday, 8 June 2024

10/266 Aberglasslyn Road, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



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\$625,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. Come home to the premium quality and sophisticated design of a brand-new Hamptons-style build, and enjoy the walkable, low-maintenance lifestyle afforded to those fortunate few who settle down in Eucalypt Grove. With an affordable, masterfully curated design that provides both space and privacy, the impressive feature list of these stunning new homes will prove to be extremely popular with first home buyers, downsizers, and even investors. Colorbond steel divides the coloured-on concrete tiling and fibre cement cladding of Eucalypt Grove's dwellings, creating a modern, sophisticated palette that's both striking and timeless. This elegant style extends to the interior, where muted, low-sheen walls meet with light grey tilework and carpets to create a versatile, calming space that will seamlessly adopt a variety of décor and personal touches. The floorplan makes excellent use of the block, providing communal living areas that serve to keep the family connected, while subtle distinctions allow each space to exist independently. A spacious master suite, provides a quiet getaway for its occupants with plush carpets underfoot, a large, walk-in robe, and a tiled ensuite with high-end chrome fixings. Internal access to the garage provides that extra layer of convenience, proving especially valuable during the Hunter's stormy winters. The combined living area is bright and spacious, with light grey tilework sweeping across the space to create one seamless aesthetic, while double windows and the glass sliding door provide a wash of ambient, natural light. High-end finishes, matte grey Polytec cabinetry and 20mm consituted stone countertops complete the aesthetic, while stainless steel appliances and a double-bay countersunk basin facilitate frictionless cooking and creating. Additional bedrooms provide amply for the kids, guests, or as plush work-from-home setups, with plush carpets underfoot and good-sized built-ins, with ambient light filtering through the glass windows. White stack-lay tilework and chrome fixings to the main bathroom provide a modern look and feel, while the standing glass shower, dedicated bathtub, and high-end stone-capped vanity complete the luxurious inclusions. Lush grass surrounds the outdoor patio area, creating a peaceful space to relax and enjoy meals in the afternoon sun while the kids (or fur-kids) lap up the outdoors. Ideally located in the popular suburb of Aberglasslyn – an expanding, family-friendly community that contains all the needs and necessities within minutes – this boutique development represents a stunning attraction to a whole range of lifestyles. With an abundance of nearby playgrounds and sporting fields – as well as a short trip to the local childcare centres and schools – expecting, established and expanding families will absolutely thrive in this location. A fully appointed local shopping village sits one kilometre down the road, serving up a good-sized supermarket, quality café, medical centre, pharmacy and beauty salon in a sixty-second drive or a ten-minute walk. Neighbouring shopping centre complexes in Rutherford provide a variety of food and retail outlets, medical and allied health facilities, professional services and other amenities, including three supermarkets and two newsagencies, as well as a post office and library, while two minutes down the New England Highway you'll find a range of bulky goods outlets and major national chain stores for those larger purchases. The properties are close to sporting and recreational facilities in Rutherford including a local bowling club, while a 10-minute drive east to Maitland's revitalised city centre offers up a world of shopping, dining, cultural, sporting and entertainment options. Exploring the Hunter Valley's best offerings has never been easier, with the world-renowned vineyards of Lovedale and Pokolbin sitting an easy 25-minute drive away – perfect for both weekend getaways and last-minute date nights – while the stunning coastline of Newcastle and the peaceful waters of Lake Macquarie can be accessed in under 40 minutes. Only three homes are available in this initial offer, so don't wait to treat yourself to a little luxury; Eucalypt Grove's elegant Hamptons-style aesthetic, low-maintenance grounds, and excellent location will see these stunning properties move quickly. Register your interest to start the journey toward your new home today, and rest easy knowing that you've secured an enviable lifestyle that will serve you and yours for years to come. SMS Eucalypt to 0428 166 755 for a link to the online property brochure.