

**10 Triller Street, Aberglasslyn, NSW 2320**

**House For Sale**

Wednesday, 12 June 2024

**River**

10 Triller Street, Aberglasslyn, NSW 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 528 m2**

**Type: House**



Chad Buckley  
0438184972



Ben Moore  
0429668996

**\$730,000 - \$765,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Agent Loves "I love the amazing sunroom and outdoor alfresco area of this wonderful home. It's an ideal space for year-round entertaining and lively social gatherings." The Location Discover the peaceful neighbourhood of Aberglasslyn - a delightful blend of contemporary living and natural beauty. This idyllic setting provides easy access to Rutherford Public School and Rutherford Technology High School, making it ideal for families. With easy access to Maitland CBD, the bustling Rutherford shopping district, and numerous other handy amenities, this is a winning spot to call home. Maitland - 7 mins (4.7 km) Stockland Green Hills - 13 mins (10.7 km) Newcastle - 44 mins (39.5 km) The Snapshot Welcome to this warm and modern three-bedroom home at 10 Triller Street, where style meets functionality in a vibrant community. Enjoy the ease of open-plan living with a free-flowing, versatile floorplan that caters effortlessly to daily life and entertaining. Each space is designed for comfort and practicality, ensuring that home is both a relaxing retreat and a fantastic place for gatherings. Situated in an accessible location, it is just moments away from Aberglasslyn's amenities, offering everyday convenience. The Home Crafted in 2015, this striking residence at 10 Triller Street combines the allure of dark brick and light render with a sleek tiled roof, creating an impressive exterior. Set against a backdrop of lush, well-maintained lawns, this home not only stands out for its beauty but also offers a sanctuary of comfort and style in Aberglasslyn's accessible neighbourhood. Inside, a warm neutral colour scheme complements the tiled flooring extending through the primary living zones, creating a cohesive and inviting atmosphere. The bedrooms and a separate study area feature plush carpeting, enhancing the home's overall warmth. The study provides a secluded nook, perfect for a home office or a quiet reading corner, adding to the functionality of the layout. The open-plan kitchen, dining, and lounge area presents a contemporary setting for daily life and social gatherings. The kitchen features stone benchtops, a tiled splashback, ample cabinetry and stainless steel appliances, centred around a breakfast bar perfect for casual meals. This central living space extends into a fully enclosed sunroom, offering versatile dining, relaxing or entertaining options while providing easy access to the backyard. Outdoor living is a breeze with the undercover entertaining area, complete with an automatic aluminium louvre roof, allowing for all-weather enjoyment. The fully fenced yard, an oasis of green with beautifully established gardens and a practical outdoor shower, ensures privacy and a safe play area. A handy garden shed supplements the outdoor utility space. Three comfortable bedrooms are each equipped with ceiling fans and built-in robes, with the master suite featuring a walk-in wardrobe and a private ensuite. The main bathroom is thoughtfully designed with a shower, a built-in bath, ample vanity storage, and a separate powder room. Additional practical and sustainable features include an internal laundry with external access, gated side access, solar panels, a water tank, and a double-car garage. Ideal for first-time buyers, downsizers or investors, 10 Triller Street offers modern comfort, functionality and convenient living, making it a perfect choice for anyone looking to settle in a well-connected location. SMS 10Tri to 0428 166 755 for a link to the online property brochure.