

**13 Abberton Parkway, North Rothbury, NSW 2335**



## House For Sale

Tuesday, 16 January 2024

13 Abberton Parkway, North Rothbury, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Jackie Turner

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**\$790,000**

13 Abberton Parkway - where all of the work is already done! Step into the wide entry hall and wander down to the light-filled, North / East facing open-plan Kitchen, Living & Dining, flowing seamlessly to a huge undercover deck perfect for year-round entertaining. This 4 or 5 bedroom home is perfect for the growing family looking to enjoy the best of lifestyle & community in the award winning Master Planned estate of Huntlee. If you've got a Caravan, Boat, trailer or multiple cars - this is the property for you with a generous concrete parking pad adjacent to the driveway as well the potential for side access. As an added bonus, the current owners never pay an electricity bill with the 10.4kW solar system!

**INSIDE:** \* Modern 2-tone Galley style Kitchen with huge breakfast bar, Baumatic dishwasher, Baumatic electric oven with gas cook-top & rangehood, soft-close doors & draws\* Kitchen opens onto Living & Dining, flowing to the deck\* Master to the front with generous walk-in robe and Ensuite\* 6 zone ducted air-conditioning plus ceiling fans to 4 bedrooms, Living & Media\* 3 minor bedrooms all with built-in robes\* Carpeted Media room with a feature barn-door, which could be used as a 5th Bedroom\* Bathroom with oversized shower, built-in bath & toilet\* Laundry room with external access, connected to both town & recycled water\* Built-in Linen cupboard\* Downlights \* New hybrid flooring throughout the Living spaces

**OUTSIDE:** \* Concrete parking pad adjacent to driveway, measuring 6.3m x 8.2m\* Extra-wide driveway leading to a double Garage with remote controlled door & internal access to the home\* Phenomenal covered, elevated deck to enjoy year-round entertaining\* Large fenced yard with lush green grass\* Opportunity for side-access\* Huntlee recycled water + town water, NBN fibre to the premises & Reticulated natural gas\* 10.4kW solar system with Wi-Fi connectivity

Enjoy living in this friendly new community off Wine Country Drive with brand new amenities such as Coles, Childcare, Tavern, parklands, playgrounds & cafes. The close proximity to the Hunter Expressway makes access to Newcastle and Sydney a breeze, as well as being on the doorstep of the renowned Hunter Valley vineyards, cafes and restaurants. Explore our Photo Styler & Furnish tool for this home in the 'external link' below