

# 18 Sandpiper Circuit, Aberglasslyn, NSW 2320

## Sold House

Monday, 14 August 2023

18 Sandpiper Circuit, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m<sup>2</sup>

Type: House



Nick Clarke  
0240043200



Chantel Roulston  
0240043200

**\$730,000**

Property Highlights:- 2016 Eden Brae built home with open plan living/dining, formal lounge, study, plus a media room. - Pristine kitchen with quality appliances, gas cooking, soft close cabinets, subway tiled splashback, plus 20mm Caesarstone benchtops. - Actron ducted 2-zoned air conditioning, ceiling fans, LED downlighting and quality flooring throughout. - Instant gas hot water, Ness security system complete with CCTV and a 1TB hard drive + a water storage tank. - Covered tiled alfresco with a misting system overlooking the low maintenance grassed backyard. - Spacious double garage with internal access, plus dual side access to the yard. - Perfectly located within a short distance of parks, shopping centres, quality schooling and recreational facilities. Outgoings: Water Rates: \$767.52 approx. per annum Rental return: \$650 approx. per week Located in a sought after, newly formed estate within the family friendly suburb of Aberglasslyn, sits this lovely family residence. Built in 2016 by Eden Brae Homes, this property offers spacious family living coupled with a stylish contemporary design, set to impress at first glance. Perfectly positioned within a stroll to walking trails, wonderful parks for the kids, mere minutes by car to the local shopping complex and quality schooling, this home offers convenient access to all your daily needs. On arrival, the contemporary brick, render and tile facade, together with an established front garden offers plenty of curb appeal. The pleasing first impression continues as you step inside the home into the spacious entry hall, with a neutral paint palette, an appealing tile choice, and contemporary LED downlighting setting the tone for what is to be discovered in this home. Designed for relaxed family living, you'll be delighted to find plenty of space on offer, providing room for everyone to find a cosy corner to unwind. Midway along the entrance hall is an informal living room, offering the ideal setting to enjoy family movie nights and gaming fun with the kids. Located across the hall is a dedicated office, perfect for studying in the afternoons or for those working from home. At the centre of the home is the impressive open plan living, dining and kitchen area, delivering the ideal setting to dine and connect with loved ones, with an additional lounge room attached, providing plenty of choice when it comes to enjoying your downtime. The generously sized kitchen boasts quality Venini appliances including an oven, gas cooktop and a dishwasher, making clean-up a breeze. There is plenty of storage on offer in the surrounding soft close cabinetry, and sleek 20mm Caesarstone benchtops, for all your food preparation needs. There are four bedrooms on offer, providing a space for everyone to call their own. The master is located at the entrance to the home, delivering much valued privacy for the parents, with three large windows in place, looking over the front yard. There is a large walk-in robe, and an ensuite complete with an extra large vanity and a spacious shower with premium fittings and a built-in recess. A further three bedrooms are tucked away behind a private hall at the rear of the property, all enjoying the convenience of built-in robes, plush carpet and ceiling fans, providing comfort during the warmer seasons. Servicing these rooms is the main family bathroom located along the hall which includes an inviting built-in bath, a heated towel rail, and a large shower with a built-in recess. Dual sliding doors connect the indoor living to the undercover, tiled alfresco area, offering the ideal space for all your outdoor dining and entertaining needs, with a misting system to keep you cool during those warm summer weekends. The fully fenced backyard provides plenty of room for the kids and pets to play, with space left for a cubby house or vegetable gardens, with dual side access to the yard a handy extra. Storage of your cars, tools and toys is well accommodated, with a double garage featuring internal access and a large driveway, providing all the space you could need. Located a short drive from Maitland CBD, 50 minutes from Newcastle and 25 minutes away from the fine food and wine of the Hunter Valley, it is no wonder that Aberglasslyn has become a suburb in such hot demand. Contemporary homes offering this level of space, within quality neighbourhoods such as these are highly sought after by owner occupiers and investors alike. We encourage our clients 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 various parks and recreational facilities nearby. - 12 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, medical centres 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. 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