

194 Denton Park Drive, Aberglasslyn, NSW 2320

Sold House

Thursday, 21 September 2023

194 Denton Park Drive, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 316 m2

Type: House



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\$630,000

Property Highlights:- Stunning 2021 built Valley Homes duplex, with luxury features throughout.- Light filled open plan living/dining area + 3 spacious bedrooms.- Pristine kitchen with 20mm Caesarstone benchtops, a stunning window splashback, 900mm Euro oven, a 5 burner gas cooktop, canopy range hood, ample storage + a breakfast bar with chic pendant lighting overhead.- Soaring 3 metre ceilings at entry, beautiful spotted gum hybrid flooring, premium carpet and LED downlights throughout.- Daikin 3 zone ducted air conditioning, ceiling fans, 6.63kW solar system + gas hot water.- Spacious alfresco with downlighting and a ceiling fan overlooking the low maintenance, fully fenced yard + a 5000L water storage tank.- Attached single car garage with internal access + a shed in the yard for any extras!Outgoings: Council Rates: \$2,092 approx. per annumWater Rates: \$773.82 approx. per annumRental Return: \$550 per weekWhy build when you have an opportunity to secure a near new home, set on a lovely low maintenance block within the popular, family friendly suburb of Aberglasslyn, offering one lucky new owner the chance to enjoy those new home feels, without the wait!Ideally located, this home enjoys easy access to local schooling, recreational facilities, and plenty of retail options, with McKeachies Run shops and Rutherford Marketplace, both just minutes from your door.A short 12 minute drive will take you to Maitland's heritage CBD, 50 minutes will see you enjoying the city and beaches of Newcastle, and a short 20 minute drive connects you to the world famous Hunter Valley Vineyards, offering the best of the region within easy reach.Built in 2021 by Valley Homes, this appealing residence with its contemporary brick/Weatherboard and Colorbond roof facade provides plenty of curb appeal. Step inside and you're sure to be impressed by the soaring 3 metre ceilings at entry, along with the beautiful spotted gum hybrid flooring found throughout the home.Packed with premium features, this home also includes LED downlighting, chic plantation shutters, a 6.63kW solar system, Daikin 3 zoned ducted air conditioning, and a fresh neutral paint palette throughout. There are three bedrooms on offer, all enjoying the comfort of ceiling fans and plush carpet, providing a luxurious feel underfoot. Two of the bedrooms feature mirrored built-in robes, with the master suite benefiting from the added convenience of a walk-in robe. Completing the master bedroom is a stylish ensuite that includes a large floating vanity and a shower with a built-in recess.A dedicated laundry room is located across the hall that includes built-in cabinets, a 20mm Caesarstone benchtop, and the added bonus of direct access to the yard. Located close by is the main family bathroom which boasts a large floating vanity, a shower with a built-in recess, an inviting freestanding bath, and contemporary tiles throughout.Designed as the heart of the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding doors, providing the ideal setting to unwind.The immaculate kitchen takes centre stage within this space, with gleaming 20mm Caesarstone benchtops, a stunning window splashback, a recessed dual sink, plenty of storage, and a large breakfast bar, with chic pendant lighting overhead. There are quality appliances already in place including a 900mm Euro oven, a 5 burner gas cooktop and a canopy range hood.Glass stacker sliding doors offer a stylish connection to the outdoors, opening out to a spacious tiled alfresco area, with LED downlights, a gas bayonet, power access and a ceiling fan, providing the ideal setting for all your outdoor cooking and dining needs.The low maintenance 316 sqm parcel of land provides a lovely easy care grassed backyard, framed by Colorbond fencing with additional privacy screens, a garden shed and a 5000L slimline tank for your water storage.Cleverly designed, there is just one common wall within this duplex, in the attached single car garage that features internal access for added convenience.A contemporary duplex home, offering this standard of spacious living, set in a family friendly location such as this is sure to prove popular with our buyers. With a large volume of interest expected, we encourage our clients to act swiftly to secure their inspections with the team at Clarke & Co Estate Agents today.Why you'll love where you live;- Located a short 20 minute drive from the world class dining and attractions of the Hunter Valley, allowing you to enjoy its gourmet delights and sights at your whim.- A 2 minute drive or 12 minute stroll to McKeachies Run shopping complex.- A short 5 minute drive to Rutherford Marketplace, offering a range of retail, services and dining options close to home.- 12 minutes from Maitland's heritage CBD and newly revitalised riverside Levee precinct.- 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 and 30 minutes to Cessnock.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. 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