

196 Denton Park Drive, Aberglasslyn, NSW 2320

House For Sale

Thursday, 14 March 2024

196 Denton Park Drive, Aberglasslyn, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 316 m2

Type: House



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\$599,000 - \$629,000

Property Highlights:- Stunning 2021 Torrens title villa, with luxury features throughout.- Light filled open plan living/dining area + 3 spacious bedrooms.- Pristine kitchen with 20mm Caesarstone benchtops, a stunning window splashback, quality appliances, gas cooking, ample storage + a breakfast bar.- Soaring 2.7m ceilings at entry, quality tiled floors and premium carpet, a fresh paint palette + LED downlights throughout.- 2 x ActronAir split system air conditioners, ceiling fans + Dux instant gas hot water.- Spacious alfresco with non-slip tiles overlooking the low maintenance yard + a water storage tank.- Attached single car garage with internal access.Outgoings: Council Rate: \$2,092 approx per annumRental Return: \$580 approx. per weekOffering a chance for new home buyers, downsizers or investors to secure a property in the popular, family friendly suburb of Aberglasslyn, this lovely home offers a low maintenance and convenient lifestyle, without having to compromise on space or style!Ideally located, this Torrens title villa 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 10 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 this appealing residence with its contemporary brick and Colorbond roof facade, and lovely landscaped front gardens provides plenty of curb appeal. In addition, you'll find a driveway leading to an attached single car garage with internal access for your off street parking and storage.There is a path leading to a private entry point to the home, where you will find a hallway boasting 2.7m high ceilings. You'll be pleased to find modern LED downlights in place, along with a fresh paint palette and quality tiled flooring throughout.A generously sized master suite is on offer, with split system air conditioning, a large walk-in robe, and a luxury ensuite that includes a floating vanity with a 20mm ceramic benchtop, a WC and a shower.The additional two bedrooms include built-in robes, plush carpet underfoot, and ceiling fans, offering comfort during the warmer seasons. These rooms are serviced by the main family bathroom which features a shower, a WC, a floating vanity, and an inviting back to wall freestanding bathtub, all complemented by the Dux instant gas hot water in place.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 glass stacker sliding door leading to the yard. Here you will find an Actron Air split system air conditioner for your year-round comfort, providing the ideal setting to unwind and connect with loved ones during your downtime.The immaculate kitchen takes centre stage within this space, with gleaming 20mm Caesarstone benchtops, a stunning window splashback, a dual undermount sink with a mixer tap, plenty of storage in the surrounding cabinetry, and a breakfast bar for your casual dining.The resident chef will be delighted to find quality appliances already in place including a Westinghouse dishwasher and oven, and a 4 burner gas cooktop ready to start creating their gourmet meals, straight away!Glass stacker sliding doors offer a stylish connection to the outdoors, opening out to a lovely alfresco area, complete with quality non-slip tiles and outdoor power access, providing the ideal setting for all your outdoor cooking and dining needs.The low maintenance backyard offers a spacious grassed yard to enjoy, along with pebbled side access on one side of the home, along with a Kingspan water tank for your sustainable living.A contemporary, low maintenance home of this nature, set in a family friendly location such as this is sure to prove popular with owner-occupiers and investors alike. 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 3 minute drive or 13 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.- 10 minutes from Maitland's heritage CBD and newly revitalised riverside Levee precinct.- Located just 15 minutes from 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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