

**3 Kawana Way, Aberglasslyn, NSW 2320**



**House For Sale**

Thursday, 11 April 2024

3 Kawana Way, Aberglasslyn, NSW 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Carolyn Wallis-Tomlins  
0249361864



Dale Jordan  
02 4936 1864

**\$675,000 - \$700,000**

Nestled within the family friendly McKeachie's Run Estate just across the road from the Spotted Gum Park & playground, this welcoming 4 bedroom home comes perfectly equipped for the ultimate modern lifestyle. Featuring calming neutral interiors and ample space for entertaining both inside and out, this inviting home will attract both first home buyers and investors alike. Entering the home you're greeted by a privately positioned master suite complete with walk-in robe and a modern ensuite bathroom. Flowing down the hall a spacious and flowing broken plan design unfolds providing you with two separate yet flowing living areas joined by a gourmet central kitchen equipped with the essentials to cook to your hearts desire. The home's remaining three bedrooms are well sized and appointed with built-in robes for plenty of storage space. A lovely and calming all-on-one main bathroom offers a tranquil zone whilst the internal laundry provides further storage with a handy linen press. Outdoors a large covered entertaining area serves up the perfect location for wining and dining with friends and family. It overlooks the home's easy-care yard with a good-sized lawn and plenty of privacy, perfect for kids and pets. McKeachie's Run is a family-friendly community in Aberglasslyn where you can live an active and healthy life close to all the day-to-day services you need. Overlooking the Oakhampton Wetlands, McKeachie's Run is a tranquil place where your children can grow up surrounded by parks, sporting fields and bike riding paths. This superb family home has both quality and location aspects covered and is an absolute must-inspect!

- Brick & tile 4 bedroom home, constructed 2014
- Low maintenance 510m<sup>2</sup> block
- Large living area
- Separate family/dining area
- Gourmet kitchen equipped with dishwasher & gas cooking
- Four well-sized bedrooms appointed with built-in robes
- Master bedroom has walk-in robe and ensuite
- Split system air conditioning
- Contemporary all-in-one bathroom
- Internal laundry with linen press
- Covered alfresco area
- Double auto garage
- Fully fenced easy-care yard

• Rental Return: approx. \$620 per week

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.