

# 30 Shortland Drive, Aberglasslyn, NSW 2320

## Sold House

Monday, 14 August 2023

30 Shortland Drive, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1136 m2

Type: House



Cathy Cattell  
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**\$840,000**

This home is being offered for sale for the first time by the elderly owners who built it to be the ideal low-maintenance property. Situated in a quiet street, yet located close to local schools, shops and amenities, as well as being a short drive to Maitland and a 45-minute drive to Newcastle, there is no better place to call home. Only four years old, this quality home has many desirable features: - Wide side access with a huge concrete driveway leading to an enormous shed, purpose-built for a caravan, automatic side gates mean you don't even have to get out of the car !! - There is no mowing required for the securely fenced backyard. - Four well-sized bedrooms with ceiling fans, built-in robes and carpet, - Two bedrooms, each have their own ensuite - Optional fifth bedroom/purpose-built study - Ceiling fans in each of the bedrooms - Open-plan living and dining, filled with natural light - Modern kitchen with large pantry, breakfast bar and stainless-steel appliances, including gas cooktop and 900mm electric oven - Split system air conditioning throughout - Stunning Enclosed outdoor alfresco purposefully designed to entertain all year round Additional features include electric roller shutters on front windows, solar panels, Sadly the owners have to move on to a retirement village, so their loss is your gain! This contemporary low-maintenance home must be sold, so don't hesitate any longer. Take action now and inquire about it before it's too late! \*\*\*Council rates approx \$2650 PA\*\*\* Rental estimate \$580 per week Please call Cathy and her team! Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.