

# 328 Aberglasslyn Road, Aberglasslyn, NSW 2320

## House For Sale

Wednesday, 29 November 2023

328 Aberglasslyn Road, Aberglasslyn, NSW 2320

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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## OFFERS CLOSING 6th DEC 2023 at 5PM

Property Highlights:- A classic Australian farmhouse, substantially renovated, on a stunning north facing 3 acre block with sweeping rural views and only 800m from the Hunter river.- Stylishly updated kitchen with 40mm quantum quartz waterfall stone benchtops, a 900mm stainless steel oven with a 5 burner gas stovetop and a brand new range hood with touch screen controls, and electric hot water.- Hybrid vinyl floorboards, contemporary downlighting, venetian blinds and ceiling fans throughout.- Four generous bedrooms, all with built-ins and ceiling fans.- Updated bathroom with floor to ceiling tiles, a feature wall, waterfall shower head over the bath and a generous vanity.- Sweeping circular driveway and a generous front porch overlooking established trees and shrubs.- Separate double garage with plenty of room for additional parking.- Town water, transpiration septic system and a double insulated roof + a freestanding combustion fireplace.- Large sweeping acreage with four fenced paddocks and plenty of room to set up the dream hobby farm and potential for a second dwelling or pool (subject to Council approval of course)Outgoings: Council Rate: \$3,688 approx per annumRental Return: \$600 per weekNestled in a picturesque pocket of Aberglasslyn, lies a unique gem: known as "Sunrise" this charming 1960s farmhouse is brimming with character and potential. This timeless weatherboard and Colorbond roof residence, set against a backdrop of rolling rural views, offers a tranquil haven for those seeking a blend of country living and modern comforts. This property presents a rare opportunity to create your dream home on small acreage within moments of town. This fabulous property offers an ideal family-friendly location. You'll find quality schools in Rutherford, historic Maitland CBD just 10 minutes away, Rutherford's shopping district within 5 minutes and Stockland Green Hills shopping mecca a short 15-minute drive. Nearby sports grounds and playgrounds offer endless recreation and quick access to the New England Highway simplifies commuting. Plus, Newcastle's beaches and city are only 45 minutes away, blending country tranquillity with urban accessibility. Approaching the property, you notice that it is nestled among other quality homes and welcomes you with a sweeping circular driveway adorned by established trees and shrubs. As you drive past the spacious front patio, you'll notice a branching driveway leading to a separate double garage at the rear of the home, offering ample parking and convenience. Stepping inside, you'll be pleasantly surprised to find that the renovations are well and truly underway, with all the hard work already done! The stylish feature front door grants access to a spacious lounge room adorned with hybrid vinyl floorboards that extend throughout the home. The room is both stylish and functional, boasting a ceiling fan and abundant natural light, accentuated by new downlighting. The interior has been freshly painted in neutral tones, creating an inviting and bright atmosphere. The lounge seamlessly flows into the open kitchen and dining area, creating a welcoming and versatile space. A freestanding combustion fireplace adds warmth and character, while an abundance of natural light filters through sliding glass doors that open to the spacious rear yard, perfect for adding your own alfresco oasis. The stylishly updated kitchen is a stunning addition, boasting modern features like gas hot water, 40mm quantum quartz waterfall stone benchtops, and a 900mm stainless steel oven with a five-burner gas stovetop, complemented by a brand new range hood with a touch screen. Ample cupboard and benchtop space make this kitchen a dream for the family chef. Continuing down the hallway, you'll find four inviting bedrooms, each offering a built-in robe, ceiling fan, and an abundance of natural light streaming in through large windows. The main bedroom is a standout with its sliding glass door that leads to the rear yard, offering a personal connection to the outdoors. The bathroom features floor-to-ceiling tiles, a handy bath/shower combination with a waterfall shower head, an eye-catching feature wall, and a spacious vanity. While the renovations have made significant progress, there are some finishing touches to be done, allowing you the opportunity to add your own personal style and preferences to this already fabulous space. This property prioritises sustainability with a transpiration septic system and town water connection. Its double-insulated roof and wall insulation contribute to energy efficiency and year-round comfort. Outside, this property truly shines, situated on a three acre block surrounded by mature trees and breathtaking rural vistas that stretch as far as the eye can see. The expansive grounds offer potential for a pool (subject to Council approval), as well as ample space for creating your own vegetable gardens, orchard, and even a chook yard. Children and pets will have plenty of room to roam and explore, making it an ideal family haven. To the left of the home, a substantial parcel of land opens up intriguing possibilities, including the potential for a second dwelling (subject to Council approval), perfect for accommodating guests or multi-generational living. It's a canvas of endless outdoor opportunities waiting for your personal touch. Don't let this chance to establish your own rural dream home slip through your fingers. 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; - Within minutes of McKeachies Run shopping complex in Aberglasslyn.- 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. - Within 5 minutes of schooling options including Rutherford Public and Rutherford Technology High. - Surrounded by quality homes with plenty of parks and sporting facilities within easy reach.- 800m from the Hunter River. - An easy 10 minutes to the historic Maitland CBD and its thriving riverside Levee precinct. - 45 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. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.