

# 35 Cockatoo Ridge, Aberglasslyn, NSW 2320

## House For Sale

Friday, 29 March 2024

35 Cockatoo Ridge, Aberglasslyn, NSW 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 514 m2**

**Type: House**



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## \$769,000 - \$799,000

Property Highlights:- Impressive 2012 built Perry Homes residence with a spacious floor plan and premium features throughout.- Large open plan living/dining, a media room + a home office.- Four bedrooms, all with built-in robes, the master with a walk-in robe and ensuite.- Gourmet kitchen featuring 20mm Caesarstone benchtops, ample storage including a built-in pantry, stylish pendant lighting, a breakfast bar, gas cooking + quality appliances.- Carpet and tiled floors, modern downlighting, a neutral paint palette + plantation shutters.- A reverse cycle air conditioner + ceiling fans throughout.- Covered alfresco area overlooking the grassed yard with side access, a garden shed + a 3000L water storage tank.- Sparkling inground salt chlorinated pool ready to be enjoyed.- Attached double garage with internal access.

Outgoings: Council Rate: \$2,292 approx per annum Water Rate: \$811.98 approx per annum Rental Return: \$680 approx per week

Located in the well regarded family friendly suburb of Aberglasslyn stands this 2012 built Perry Homes residence, offering one lucky buyer the chance to secure their dream home, today! Presenting a spacious design with multiple living areas and four bedrooms, this home is perfectly suited to accommodate the growing family for many years to come. Perfectly positioned within minutes from the local shopping complex, local primary and secondary schools, and mere moments from the popular Golden Whistler Park for the kids, this home offers convenient access to all your daily needs and more!

Arriving at the home, an appealing blonde brick and tiled roof facade, together with a lovely front lawn, offers plenty of curb appeal. In addition, you'll find a large driveway leading to the attached double garage with internal access, along with a gravelled space to the side of the yard, offering additional space for any extras. Stepping inside, you'll find four bedrooms for all the family, with the master suite set at the entrance to the home for additional privacy. Here you will find carpet flooring, chic plantation shutters, a ceiling fan, and air conditioning for ultimate comfort. Completing this ideal parent's retreat is a spacious walk-in robe and a well appointed ensuite. A further three bedrooms are tucked away behind a private hall at the rear of the home, all enjoying the convenience of built-in robes, the comfort of ceiling fans, and carpet, adding a touch of luxury to the everyday. These rooms are serviced by the main family bathroom located along the hall which includes a built-in bathtub, a shower and a separate WC. A dedicated laundry is located close by, offering handy direct access to the yard. Designed for modern day family living, you'll find a range of living spaces on offer, providing room for everyone to unwind in comfort. There is a dedicated media room in place, with a ceiling fan and sliding doors, delivering the perfect space for family movies and gaming fun, and a study, ideal for those working from home. Set at the heart of the home is the impressive open plan living, dining and kitchen area that is sure to impress, with an abundance of natural light streaming in via the surrounding windows and glass sliding door, a ceiling fan, a gas bayonet, and air conditioning ensuring you'll relax in comfort during all seasons. The gourmet kitchen boasts quality appliances, including an updated Chef oven, a Westinghouse 4 burner cooktop, a canopy rangehood and a Fisher & Paykel dishwasher, sure to please the home chef. There is plenty of storage on hand for all your kitchen appliances, plus a built-in pantry, providing all the space you could ask for. A gleaming tiled splashback adds an extra level of class, as does the stylish pendant lighting over the breakfast bar, whilst ample space on the 20mm Caesarstone benchtops is set to make family meal preparations a breeze. A glass sliding door provides a seamless connection between the indoor/outdoor living spaces, opening out to a lovely alfresco area with aluminium shutters and a retractable outdoor blind, offering the ideal space for dining and relaxing outdoors. The backyard offers lush green grass for kids and pets to enjoy, established gardens, handy side access, a garden shed, and a 3000L water storage tank to keep the grounds thriving. Completing this ideal backyard oasis is a sparkling inground salt chlorinated pool surrounded by travertine tiles, ready to provide hours of fun for the young and young at heart during the warmer seasons. A home offering this level of spacious family living, set in a highly prized location such as this, will generate a large volume of interest from a wide range of buyers. We encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live:- A family-friendly neighbourhood surrounded by quality homes with an array of parks and recreational facilities nearby.- 12 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Within minutes of McKeachies Run shopping complex.- 7 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 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

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