

# 39 Friarbird Ridge, Aberglasslyn, NSW 2320

Thompson,  
Clarke

## House For Sale

Wednesday, 12 June 2024

39 Friarbird Ridge, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 528 m2

Type: House



Reece Thompson  
0240863800



Justin Kinniard  
0240863800

## Preview

Embrace the opportunity to own a contemporary home in the highly sought-after suburb of Aberglasslyn. Built in 2020, this beautifully designed residence boasts a thoughtful floor plan and stylish modern features, ideal for a family-friendly, low-maintenance lifestyle. Conveniently located just a 50-minute drive to Newcastle CBD, and in close proximity to Maitland CBD, Green Hills Shopping Centre, Maitland Hospital and a variety of local parks, this home offers both lifestyle ease and convenience. Upon entering, you're greeted by a spacious hallway with high ceilings, enhancing the sense of openness. The hallway leads to four generously sized bedrooms, each equipped with ducted air conditioning and built-in wardrobes. The master bedroom features an ensuite for added luxury. The modern family bathroom is also conveniently located off the hallway. At the heart of the home is an expansive open-plan kitchen, living, and dining area, perfect for entertaining and family gatherings. Additionally, there's a separate media space for cozy movie nights or as a play area for kids. Step outside from the living room to a covered barbecue area, ideal for outdoor dining and relaxation. The backyard provides ample space for children to play and includes drive-through access via the triple garage, making it perfect for storing boats, caravans, and other large items. Property Features Include: - Ducted Air Conditioning throughout - Open plan living - Large double garage with drive through access to back yard - Master bedroom with walk in robe & ensuite - Gas cook top - Modern appliances - Council rates - \$2300 per annum This exceptional property combines modern living with a practical design, making it a must-see for those looking to move into the vibrant community of Aberglasslyn. Call Justin Kinniard today on 0412 821 670 for more information today! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.