

**39 Nardoo Avenue, Aberglasslyn, NSW 2320**

THE AGENCY

**Sold House**

Sunday, 24 March 2024

39 Nardoo Avenue, Aberglasslyn, NSW 2320

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 745 m2**

**Type: House**



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**\$1,010,000**

This expansive five-bedroom home boasts more than enough room for the largest family – and all their guests too. Set on 745sqm in Aberglasslyn's Sanctuary estate, the 2005 built home features contemporary features and premium finishes throughout. Multiple living rooms and bedrooms are spread across the two levels, enabling family and friends to spread out and relax with ease. Two stylish living and dining areas are on the ground floor, with one including a modern kitchen, and a rumpus room and home theatre are on the second level. There is also ample room to relax and entertain outside, with a backyard patio overlooking a saltwater pool and established gardens. - Perfect for a large family, this 2005 built, five-bed home offers masses of modern space- AV Jennings property on 745sqm in enviable Sanctuary estate is close to shops, schools- Stand-out characteristic is the immense space, contemporary features, premium finishes - Find multiple, modern living areas and expansive bedrooms across both levels of property- Completing home is abundant vehicle space with double garage and 3.6m x 9m workshop- You also have extra-long single carport, 5kw solar power, Fujitsu ducted air conditioning- From front porch, step down hallway to chic formal lounge/dining room with garden views- Beyond this carpeted array, find main tiled living/dining/family area with a modern kitchen- Beautifully light-filled and spacious, this tiled area opens to covered back patio and a pool- Definitely the heart of the home, the area's kitchen has granite bench tops, walk-in pantry- Kleenmaid stainless steel, 5-burner gas cooktop, dishwasher, island bench/breakfast bar- Wine and dine indoors or outdoors with back patio flowing to a saltwater chlorinated pool- You also have easy-care and fully-fenced gardens, with ample space for kids, pets to play- Back inside, master bedroom to front of floorplan features large walk-in robe and ensuite- Again, appealingly light-filled and spacious, this quiet, private room will appeal to parents- Your modern, stylish ensuite has large feature tiled shower and long ceramic vanity space- Opposite the master bedroom is Bedroom 5, which could also be a great nursery or study- Completing the ground floor is a laundry, storage space and powder room, just off kitchen- Curving staircase reaches up to spacious second floor array with extensive rumpus room- Adjacent to rumpus room is home theatre or media room, which could be also be a study- Also on second level are home's three remaining bedrooms, all with built-in robes, carpet- Massive family bathroom on this level has a separate bathtub and shower, separate toilet - Other features include APT security alarm system for extra safety and gas hot water system- Finally, Maitland is only 10 minutes away with Rutherford, Aberglasslyn just down the road Council Rates \$2,300pa Water Rates \$751pa