

# 5-5a Cockatoo Ridge, Aberglasslyn, NSW 2320



## Sold Villa

Wednesday, 27 March 2024

5-5a Cockatoo Ridge, Aberglasslyn, NSW 2320

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 761 m2

Type: Villa



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**\$1,050,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "This is a brilliant opportunity with two homes on one property, offering the chance to rent out one or both. Set in a prime location, you're just moments away from local amenities and less than 10 minutes from Maitland." The Location Discover the peaceful neighbourhood of Aberglasslyn - a delightful blend of contemporary living and natural beauty. With easy access to Maitland CBD, the bustling Rutherford shopping district, and numerous other handy amenities, this is a winning spot to call home and desirable investment location. Maitland - 7 mins (4.7 km) Stockland Green Hills - 13 mins (10.7 km) Newcastle - 44 mins (39.5 km) The Snapshot Seize a rare opportunity, where two modern homes sit on a generous 761 sqm block, presenting an exceptional offering catering impeccably to multi-generational families or discerning investors seeking dual-income potential in a superb location. Rental Returns and Lease Information • 5 Cockatoo currently tenanted for \$650pw • Lease expiry: 3 March 2024 • Market rental estimate: \$650 to \$680pw • Tenant pays for water usage, electricity & gas • 5a Cockatoo is currently vacant • Rental estimate: \$420 to \$440pw • Water usage has been included in the rent for previous tenancies 5 Cockatoo Ridge - 4 Bedrooms, 2 Bathrooms, 2 Car Garage 5 Cockatoo encapsulates versatility with a thoughtful layout. Multiple living zones craft a seamless flow from the dedicated lounge to the vibrant heart of the home - an open-plan kitchen, dining and living area. The contemporary kitchen boasts stainless steel appliances, ample cabinetry, and breakfast bar seating. The living area extends outdoors through glass sliding doors to an inviting alfresco, complemented by a fully fenced backyard with an established lawn. Four plush-carpeted bedrooms, each feature built-in robes, with the fourth room's built-in desk offering a flexible space for a home office or study. The master retreat indulges with a walk-in wardrobe and ensuite, ensuring a private sanctuary. A well-appointed main bathroom, complete with a shower, vanity, built-in bath, and separate powder room, caters to family needs, alongside a practical internal laundry with external access. 5a Cockatoo Ridge - 2 Bedrooms, 1 Bathroom 5A Cocktaoo was revitalised in 2022 with a fresh interior repaint and new carpeting. An open-plan area integrates the kitchen, dining, and lounge into one cohesive space, with the kitchen's white cabinetry and stainless-steel appliances echoing a theme of contemporary style. Transitioning to the outdoors, the alfresco area invites serene moments in the secure, low-maintenance backyard. Both bedrooms feature carpet and built-in wardrobes, complementing the efficient main bathroom that cleverly includes laundry provisions. SMS 5Coc to 0428 166 755 for a link to the online property brochure.