

6 Golden Ash Drive, Aberglasslyn, NSW 2320

House For Sale

Saturday, 24 February 2024

6 Golden Ash Drive, Aberglasslyn, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 4102 m2

Type: House



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\$1,335,000 - \$1,395,000

Property Highlights:- Exceptional 2005 built family residence set on 4,102 sqm of land in a brilliant location.- Spaciously designed floor plan with formal living, a home office, plus an impressive open plan living/dining area.- Show stopping kitchen with a 60mm Caesarstone waterfall benchtop, a sleek glass splashback, soft close cabinetry, a breakfast bar + quality high end appliances throughout.- Five large bedrooms, three with built-in robes, and the master with a walk-in.- Stylishly updated bathroom and ensuite featuring vanities with 20mm Caesarstone benchtops, showers with built-in recesses, sleek black & brass fittings + a contemporary bathtub in the main bathroom.- New premium carpet, floor tiles, and bamboo floorboards, chic plantation shutters, plus a fresh paint palette throughout.- 3 zone ducted air conditioning, split system air conditioning, ceiling fans, a newly installed electric hot water system + a 6.6kW solar system.- Massive entertainer's alfresco areas with downlights, outdoor power access, and retractable shade screens. - Large grassed yard with a formal garden featuring manicured hedges, an EcoWood maintenance free deck, a landscaped fire pit area, plus a 10,000L and 5,000L water tank.- Attached double garage with internal access + a large Colorbond garage in the yard.Outgoings: Council Rate: \$3,072 approx. per annumWater Rate: \$811.98 approx. per annumRental Return: \$800 approx. per weekOffering the acreage lifestyle you have been searching for, without having to compromise on the convenience of city living, this spectacular property, with its spacious floor plan, luxurious inclusions, and stunning rural vistas is not to be missed!Set amongst quality homes in a lovely pocket of Aberglasslyn, this 4,102 sqm of estate offers a semi-rural lifestyle whilst being within minutes of local schooling, recreational facilities and shopping centres, and with Maitland's CBD a short 15 minute drive, and the glorious Hunter Valley Vineyards 25 minutes by car, you'll enjoy the best of both worlds within easy reach of home.Arriving at the property you'll find a sweeping grassed lawn, established trees and manicured gardens, all framed by a traditional post and wire fence. A long driveway leads to a double garage with internal access, attached to the home which was built in 2006 with an appealing brick and Colorbond roof construction.Stepping inside reveals the home's spacious open floor plan, with sleek floor tiling, a fresh cool paint palette and chic white plantation shutters throughout.Designed for spacious family living, you'll find a range of areas to relax and unwind including a formal living room and a dedicated study located at the entrance to the home, both featuring lovely bamboo floorboards and large windows looking out to the yard.The centrepiece of the home is the impressive open plan living, dining and kitchen area, offering plenty of space for enjoying your downtime and connecting with loved ones at mealtimes. There are four ceiling fans in place, complimenting the 3 zone ducted air conditioning throughout the home.The show stopping kitchen will take your breath away, with a luxurious 60mm Caesarstone waterfall benchtop, a striking glass splashback, an undermount sink with a mixer tap, and plenty of storage in the surrounding soft-close cabinetry. There is a handy breakfast bar on offer, with stylish pendant lighting overhead.Quality appliances are sure to impress the chef of the home, including a 900mm Smeg induction cooktop with a canopy range hood, an Electrolux pyrolytic oven, an integrated convection microwave, and an LG dishwasher for ultimate convenience.In the bedroom wing, you'll find five bedrooms, providing a space for everyone to call their own. The master suite includes plush carpet, a ceiling fan, a split system air conditioner, and a walk-in robe offering plenty of storage. Completing this ideal retreat for the parents is a stylishly updated ensuite that includes a floating vanity with a 20mm Caesarstone benchtop, a shower with a built-in recess, plus lovely brass and black fittings throughout.The further four family bedrooms all include plush new carpet and ceiling fans, with three of the rooms including built-in robes. Servicing these rooms is the spectacular main bathroom which boasts stunning floor to ceiling tiles, a floating twin sink vanity with a 20mm Caesarstone benchtop and top mount basins, a large shower with a built-in recess and an inviting contemporary bathtub.A dual set of glass sliding doors provides a seamless connection to the yard where you'll take in the scenic rural views on offer, right at your back door. Here you will find a spacious covered alfresco area complete with downlights, outdoor power access and retractable shade screens.In addition, there is an impressive, newly built covered entertaining area with stencilled concrete and an extra high ceiling above, delivering the dream setting for your family BBQs and entertaining guests. To top it all off, there is an outdoor spa on offer as an optional extra to purchase, ready for the lucky new owner to make their own.The expansive backyard delivers plenty of green grass for the kids and pets to run about and explore, along with established trees and a charming formal garden with manicured hedges, a EcoWood maintenance free deck, and a landscaped fire pit area ready for the cooler months ahead. There is a 10,000L and 5000L water storage tank on hand to keep the grounds thriving.A freshly sealed concrete driveway leads to the attached double garage and runs down the side of the property to an additional large Colorbond garage, offering all the storage you could need for your cars, tools and big kid's toys! A rural

retreat of this high standard, set in such a convenient and highly sought location is certain to draw a large volume of interest from a broad range of buyers. 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;- A family-friendly suburb with an array of parks and recreational facilities nearby.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Within minutes to McKeachies Run shopping complex.- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Located just 20 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 50 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 InspectionsDisclaimer:*Please note fixtures and fittings featured in photos may not be included in the sale.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.