

# 6 Treefern Close, Aberglasslyn, NSW 2320

## Sold House

Thursday, 29 February 2024

6 Treefern Close, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 715 m2

Type: House



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**\$840,000**

Property Highlights:- Charming family home in the family friendly suburb of Aberglasslyn.- Recently renovated galley-style kitchen with a 40mm Caesarstone waterfall benchtop, Westinghouse induction cooktop, built-in oven and grill and a dishwasher.- Spacious living areas including a formal lounge, formal dining and open plan living and dining.- Four generous bedrooms all featuring ceiling fans, plush carpet and built-in or walk-in robes.- Ensuite and bathroom with ceramic top vanities, rain showerheads and a built-in tub to the main bathroom.- Split system air conditioning units, a freestanding combustion fireplace and instant gas hot water.- Freshly painted, plantation shutters, built-in planter boxes and soaring raked ceilings.- Stunning covered alfresco with new epoxy flake flooring and a ceiling fan.- Sparkling inground salt chlorinated pool with jets, a water feature and a sitting area.- Fully fenced yard with a garden shed, a woodshed and dual side access.- Lush established gardens and shade trees, with lots of water features throughout.- Attached triple garage, with roller door access to rear yard and concrete trailer pad.- 6kw solar system with top tier inverters.- 2000 build.Outgoings: Council Rates: \$2,252.00 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns: \$600 approx. per week Step into your ideal sanctuary in the welcoming suburb of Aberglasslyn! Built in 2000, this inviting brick and tile home offers a blend of modern comfort and timeless charm whilst nestled in a family-friendly community.Set in a prime location, this exceptional family home offers easy access to all your everyday needs, with local schooling, McKeachie's Run shopping centre and Rutherford Marketplace a mere 5-minute drive away, and Golden Whistler Park within easy reach, convenience is at your fingertips. This home boasts plenty of street appeal, with a large driveway leading to the triple garage, immaculate front gardens, featuring lush plants, a majestic palm tree, and a tranquil water feature, creating a picturesque welcome, complemented by the appealing blonde brick, leafy gardens and a private courtyard at the front of the house.As you step inside, you're greeted by a welcoming foyer with tile flooring that extends throughout the main sections of the home, accentuated by soaring raked ceilings and built-in planter boxes above the archway. Throughout, enjoy the comfort of tiles and plush carpet, complemented by the elegance of white plantation shutters, all against a backdrop of freshly painted walls, inviting you to relax and unwind in every corner.At the front of the home, the large master bedroom offers plush carpeting, ample natural light through its expansive window, a convenient walk-in robe, and an ensuite featuring a wide ceramic top vanity, a rejuvenating rain shower, and a WC.Tucked away in their own wing, you'll find three additional spacious bedrooms, each equipped with ceiling fans, cosy carpet flooring, and built-in wardrobes. Adjacent, a large laundry offers convenient access to the backyard. Meanwhile, the main bathroom boasts a ceramic top vanity, a built-in corner bathtub, a refreshing rain shower, and a WC, ensuring comfort and functionality.Indulge in a wealth of living spaces, offering options for every occasion. The formal lounge room exudes elegance with its soaring raked ceiling, high, large window, and the ambience of a freestanding combustion fireplace, all complemented by premium carpeting. Additionally, the formal dining area charms with its raked ceilings, coastal-themed painted feature wall, ceiling fan, and the added comfort of a Fujitsu split system air conditioning unit.From here, the home seamlessly transitions into an open plan kitchen, dining, and living space. Embracing a coastal theme paint palette, this area exudes a relaxed ambience. The living area features a ceiling fan for added comfort, while a large arch window with a matching arch shutter floods the space with natural light, creating an inviting and airy atmosphere.You will be thrilled with the elegance of a recently updated galley-style kitchen, featuring a new 40mm Caesarstone waterfall benchtop and top-of-the-line Westinghouse appliances, including an induction cooktop, built-in oven and grill, and dishwasher. With a dual stainless steel sink, this kitchen offers both style and functionality for all of your cooking needs.Step into your private outdoor sanctuary! A glass sliding door leads to a tranquil covered alfresco area with new epoxy flake flooring and a ceiling fan. The fully landscaped backyard boasts lush ferns, palm trees, and hedges, along with beautiful water features. Enjoy a spacious grassed lawn, fully fenced with dual side access, and a garden shed with an attached woodshed for the combustion fireplace. Plus, cool off in the sparkling in-ground salt-chlorinated pool with jets and a water feature, complete with a tranquil sitting area beside it. Privacy is ensured with a walkway on the left side of the home, providing seclusion from immediate neighbours.Additional features include a 6kW solar system equipped with a top-tier inverter ensuring energy efficiency, and instant gas hot water, providing hot water on demand. Furthermore, a rear roller door from the garage leads to a concrete trailer pad, offering practicality and ease of access for all the large toys.This stunning family home has everything that you could dream of, in a truly wonderful location. 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; - Within minutes of McKeachie's Run shopping complex in Aberglasslyn- 5 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. - Within 5 minutes of schooling options including Rutherford Public and Rutherford Technology High. - An easy 15 minutes to the historic Maitland CBD and its thriving riverside Levee precinct. - 45 minutes to the city lights and sights of Newcastle. - Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: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.