

8 Gumnut Way, Aberglasslyn, NSW 2320

Sold House

Wednesday, 28 February 2024

8 Gumnut Way, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 753 m2

Type: House



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\$900,000

Property Highlights:- Spacious, well designed four bedroom home in a family friendly location.- Luxurious kitchen with a 20mm Caesarstone benchtop, a breakfast bar, a textured tile splashback, a 900mm Smeg oven with a 6 burner gas cooktop, a Smeg canopy range hood, an Omega dishwasher and a walk-in pantry.- Spacious living areas including a formal lounge, huge open plan living/dining area plus an enclosed sunroom.- Four comfortable bedrooms, all with built-in or walk-in robes, ceiling fans and plush carpet.- Contemporary family bathroom and ensuite featuring 20mm Caesarstone benchtops, separate WCs and showers and a built-in tub in the main.- Fujitsu and Mitsubishi split system air conditioning units and ceiling fans.- Bamboo floorboards, high ceilings, plantation shutters and a fresh paint palette throughout.- Covered concrete alfresco area with privacy and shade screens.- Attached double garage with internal access and wide side access with a concrete pad.- Instant gas hot water and a 3000L water tank.

Outgoings: Council Rate: \$2,188 approx. per annum
Rental Return: \$750 approx. per week

Welcome to your ideal family retreat in the highly sought suburb of Aberglasslyn. This spacious 4-bedroom brick and tile home features a fantastic floor plan, offering abundant living space for relaxation and entertainment, perfect for growing families. This wonderful property boasts an enviable position. With the historic charm of Maitland CBD a mere 10 minute drive, and the convenience of Rutherford's schooling options and shopping district just 5 minutes away, meaning every necessity is within reach. Arriving at the home you'll find a freshly resurfaced concrete driveway that leads to the spacious double garage with internal access, while the front yard features meticulously landscaped gardens and manicured hedges, enhancing the neat and inviting atmosphere of this home. Step through the custom timber front door, equipped with a security screen, and be greeted by a seamless blend of elegance and functionality within. This home boasts an array of features including bamboo floorboards, high ceilings, a fresh paint palette, and white plantation shutters throughout, creating a welcoming and stylish interior. At the front of the home lies the spacious and private master bedroom, featuring large windows overlooking the front yard, a ceiling fan, and Mitsubishi split system air conditioning. Enjoy the convenience of a large walk-in robe and a luxurious ensuite featuring a twin sink vanity with a 20mm Caesarstone benchtop, along with a shower, and separate WC. Across the hall, you'll find the bedroom wing comprising three spacious family bedrooms, each featuring plush carpet, ceiling fans, and built-in robes for added convenience. The family bathroom mirrors the elegance of the ensuite, offering a vanity with a 20mm Caesarstone benchtop, a built-in bathtub, a shower, and a separate WC, all of which are serviced by instant gas hot water. Additionally, a dedicated laundry area completes this functional and family-friendly space. This home offers stunning and generously sized living areas, including a formal lounge adorned with a large window that bathes the space in natural light, and a ceiling fan for additional comfort. The floor plan seamlessly transitions into a vast open plan kitchen, living, and dining area, providing ample space for family gatherings and entertaining. Ceiling fans in both the dining and living areas ensure optimal comfort, while a Fujitsu split system air conditioning unit maintains a pleasant temperature year-round, enhancing the liveability of this expansive and inviting space. You are bound to be impressed by the luxurious kitchen, featuring a 20mm Caesarstone benchtop, an island with a breakfast bar and a sleek stainless steel sink. Adorned with a textured tile splashback, the kitchen boasts high-end appliances including a 900mm Smeg oven with a 6-burner gas cooktop, a Smeg canopy range hood, and an Omega dishwasher. Enjoy added convenience with plumbing for the fridge, and appreciate ample storage space provided by the walk-in pantry. Step through the large enclosed sunroom with vinyl flooring and emerge into the outdoor oasis of the covered concrete alfresco area. Enhanced with privacy and shade screens, this inviting space beckons for outdoor relaxation and entertainment. Outside, the property offers a spacious grassed yard adorned with meticulously landscaped and established gardens and hedges, creating a picturesque backdrop for outdoor activities. Additionally, a large garden shed provides ample storage space for gardening tools and equipment, while a 3000L water tank ensures sustainability and convenience for maintaining the lush greenery. In addition to the double garage, the property features wide side gate access leading to a concrete pad and grassed yard area. This convenient access provides versatility for storing additional vehicles, trailers, or outdoor recreational equipment. This fabulous home, in a sought after location, is bound to attract a wide variety 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; - Moments to the McKeachies 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. - An easy 10 minute drive to the historic Maitland CBD and its thriving riverside Levee precinct. - 45 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: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.