

# 8 Mountview Place, Aberglasslyn, NSW 2320

## House For Sale

Saturday, 15 June 2024

8 Mountview Place, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 821 m2

Type: House



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## PROPERTY PREVIEW

Nestled on a huge 821.9sqm parcel of land is this beautiful, renovated family home or amazing investment opportunity (currently under a 12 month lease) offering the space and comfort that you have always dreamed of. While being located at the end of a quiet cul-de-sac you will have comfort and safety for all the family while being only minutes away from 4 major supermarkets, schools, shops, transport, homemakers centre, sporting fields and everything you could ask for. Arriving at the home you are greeted with beautifully landscaped grounds, a lovely façade and wide side access for boats, caravans or trailers. This then invites you inside to experience a fresh colour palette, premium LED lighting, new carpet and an elegant formal living room. The formal living flows out to a spacious open plan living, dining and kitchen area with reverse cycle air conditioning for year-round comfort. The kitchen comes fully equipped with stainless steel appliances, gas cooking and an abundance of cupboard space. Located in a separate wing from the living area are the bedrooms, here you have three great size bedrooms each with a ceiling fan and a built-in robe, servicing these rooms is a lovely main bathroom with a built in bath. In addition to this is a large master bedroom with walk-in robe and private ensuite. Connecting your indoor/outdoor living is a spacious alfresco area all overlooking the amazing size yard. Making full use of the 821.9sqm parcel of land you have so much room for a future shed, granny flat, pool (all STCA), or just space for the kids and pets to play. The property also includes a brand new 13kw solar system. Very rarely do you find blocks of this size in the market! So don't miss out, contact your team at Clarke & Co today for your next inspection.

Outgoings: Council Rate: \$2,264 approx. per annum  
Water Rate: \$811.98 approx. per annum  
Rental Return: \$680 approx. per week

Why you'll love where you live;- Located a short 20 minute drive from the world class dining and attractions of the Hunter Valley, allowing you to enjoy its gourmet delights and sights at your whim.- A 2 minute drive or 10 minute stroll to McKeachies Run shopping complex.- A short 6 minute drive to Rutherford Marketplace, offering a range of retail, services and dining options close to home.- 10 minutes from Maitland's heritage CBD and newly revitalised riverside Levee precinct.- 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 and 30 minutes to Cessnock.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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