

# 95 Budgeree Drive, Aberglasslyn, NSW 2320

## House For Sale

Tuesday, 6 February 2024

95 Budgeree Drive, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 801 m2

Type: House



Patrick Howard



Aiden Procopis  
0456664481

**\$849,000**

Situated on the fringe of an expansive reserve and near the amenities of both Rutherford and Maitland, this impeccably presented four-bedroom home has recently been upgraded to create a place to enjoy a great lifestyle. Occupying an impressive 801m<sup>2</sup> plot, this residence boasts a tiled roof, Colourbond fencing, and a striking modern façade comprised of brick and weatherboard. As soon as you arrive you'll be captivated by the charm of this family home and your intrigue will be sparked by what awaits. As you centre you will appreciate the fresh palette of colours seen throughout the home on top of the crisp new timber hybrid floating floor which takes you into the front living room and through to the hub of the home. The spacious master bedroom is well-lit with expansive windows at the front of the property, featuring carpeted flooring, a convenient walk-in wardrobe, and a generously sized ensuite with new fixtures and fittings. The brand new designer kitchen is positioned at the heart of the home boasting a Westinghouse electric cooktop next to the double vertical oven, and external flu from the range hood. The fresh soft closing cabinetry and stone benchtops are a feature of the kitchen with plenty of room to prepare the family meals running across the wall highlighted with a teal splashback. The kitchen island has been carefully thought out with filtered water within the sink setup, space for breakfast, and hidden cabinetry for extra storage underneath. The floating floor then leads you to an open plan living and dining area, flooded with natural light from north-east facing windows. This space can be tailored to what works best for you whether that be a separate hall adjacent to the combined living/dining area houses the tiled main bathroom with bath, and shower with brand new fixtures and lighting, a dedicated laundry with exterior access, and two bedrooms, each featuring carpeted flooring, double-door built-in wardrobes, and ceiling fans. The fourth bedroom, conveniently located off the living area has the hybrid timber flooring which assists in transferring this into an office space or workspace as an alternative option if desired. A glass sliding door opens to a newly extended airy pergola with overhead lighting, and a lined ceiling, providing an ideal space for outdoor meals or post-work relaxation while overseeing the children play in the spacious backyard or the newly installed sparkling swim spa. Out the back, you will also find a 6mx3m brand new shed with power to utilise as storage or somewhere to tinker away at your latest project. All of this is framed with a sense of nature with budding gardens which will draw on the 5000ltr and 3000ltr tanks to thrive in the future. This family-oriented residence is strategically positioned between the Rutherford town centre and the McKeachie shopping complex, with a mere 15-minute walk to Rutherford Technology High School. With a five-minute drive to Rutherford's shopping centres and schools, nine minutes to Maitland, and 44 minutes to Newcastle's CBD and foreshore via the Hunter Expressway, this home offers an outstanding opportunity for investors or families seeking both room to expand and the convenience of a prime location. This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. First National Real Estate Maitland - We Put You First.