

# 14 Joshua Close, Aberglasslyn, NSW, 2320

## House For Sale

Friday, 9 August 2024

14 Joshua Close, Aberglasslyn, NSW, 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## INCREDIBLE FAMILY HOME WITH VIEWS TO MATCH!

### Property Highlights:

- Impressive family home enjoying a serene bushland setting with incredible views!
- Four bedrooms, three with built-in robes.
- Well appointed three way bathroom and ensuite, with a built-in bath in the main.
- Large open plan living and dining area, plus a formal lounge room.
- Stylish kitchen renovated in 2023, with 40mm benchtops, soft close cabinetry, a subway tiled splashback, a breakfast bar and quality Westinghouse appliances.
- Premium carpet and floor tiles, plus a freshly painted interior.
- LG split system air conditioning in the living room and master suite.
- Covered alfresco area for your outdoor dining and relaxation.
- Spacious backyard backing onto acres of bushland with walking tracks and native wildlife to enjoy.
- Attached double garage with internal access to the home and drive through access to the yard, plus a garden shed.

### Outgoings:

Water Rate: \$818.67 approx. per annum

Rental Return: \$700 approx. per week

Sitting proudly on one of Rutherford's finest streets, this incredible property boasts a spacious floor plan and quality inclusions throughout, all set in one highly prized location! Backing onto acres of serene bushland and with incredible views across the valley, this exceptional home is a must to inspect.

Rutherford is a well established family friendly suburb that offers easy access to all your everyday needs, with a range of local schooling, shopping and services within moments of home. In addition, you'll find Maitland's heritage CBD a short 10 minute drive, Newcastle 45 minutes from home, and the Hunter Valley Vineyards an easy 20 minutes away.

Boasting plenty of curb appeal, this brick and tile McDonald Jones home includes a sweeping grassed lawn, an established front garden, and an attached double garage that offers both internal access to the home and drive through access to the yard.

Step inside to find a stylish interior, with quality carpets and tiled flooring, along with a fresh paint palette, offering a warm welcome to the home. Set at the entrance is an inviting formal living room, with carpet flooring and large windows looking out to the front yard.

The master suite is also located at the front of the home, with windows offering a lovely view of the garden and beyond, plus a ceiling fan and split system air conditioning ensuring you'll relax in comfort during all times of the year. There is a built-in robe and a well appointed ensuite, completing this ideal parent's retreat.

An additional three bedrooms are found further into the home, two with built-in robes, with all rooms enjoying the comfort of ceiling fans and premium carpet underfoot. Servicing these rooms is the cleverly designed three way bathroom which includes a large ceramic top vanity, a built-in bathtub, a shower with a dual shower head and a separate WC.

Designed as the centrepiece of the home is the stunning open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding door leading to the yard. With split system air conditioning and cosy carpet flooring in the living room, and practical tiled flooring in the dining area, this space is ideal for relaxing with family and entertaining guests.

The kitchen was stylishly renovated in 2023 with premium inclusions throughout. There is plenty of storage in the surrounding soft close cabinetry and built-in pantry, a baby blue subway tiled splashback, 40mm benchtops, and a breakfast bar for your casual mealtimes. Completing this chef's dream kitchen are Westinghouse appliances including an

oven, a 4 burner cooktop, a range hood and a dishwasher for ultimate convenience.

Heading outside via the glass sliding door in the dining area, you'll arrive at the lovely alfresco, delivering the perfect spot to cook, dine and relax outdoors.

The backyard backs onto acres of reserve providing a stunning outlook, with walking tracks and native wildlife to enjoy. There are established gardens and trees, along with a raised veggie patch for the budding gardener. A garden shed provides additional storage, with single-side access complementing the convenient drive through access from the garage.

A home offering this standard of spacious family living inside and out, set in such an ideal, family friendly cul de sac is certain to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents to secure their inspections without delay.

Why you'll love where you live;

- 5 minutes to Aberglasslyn shopping complex.
- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.
- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.
- 10 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy.
- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 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 Inspections

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