

# 25 Blue Gum Drive, Aberglasslyn, NSW 2320

## Sold House

Thursday, 22 February 2024

25 Blue Gum Drive, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 9995 m2

Type: House



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**\$1,350,000**

Property Highlights:- A stunning family home on an expansive 2.47 acre block, boasting stunning rural views.- Luxury kitchen with a 40mm Caesarstone waterfall benchtop, island bench and breakfast bar, a built-in Westinghouse oven, a Fisher & Paykel 900mm induction cooktop and a stainless steel canopy range hood.- Large open plan living room with a freestanding combustion fireplace, formal lounge with gorgeous views and its own dedicated alfresco area and a generously sized home office.- Four generous bedrooms with plush carpet, ceiling fans, built-ins and walk-in robe to the main.- Contemporary bathroom, ensuite and powder room with natural stone pebble floors, Caesarstone benchtops, top mount basins and dual shower heads.- Carrier 2 zone ducted air conditioning system and chic black ceiling fans throughout.- Gorgeous floating floorboards, plush carpet and plantation shutters.- Huge Merbau timber deck alfresco with an extra high ceiling, privacy screens and stunning views.- Landscaped gardens, raised vege beds, greenhouse, chicken coop, garden shed, post and wire fenced paddocks with stables.- Solar hot water, 10,000L water tank with pump, plus an additional 1000L tank.- Attached double garage with internal access, additional parking spaces and a newly built Colorbond shed with epoxy flake flooring, a workshop area and a ceiling fan.- 2007 build.Outgoings: Council Rate: \$3,232 approx per annumWater Rates: \$811.92 approx per annumRental Return: \$900 approx per weekWelcome to your dream oasis! This stunning Clarendon Home in Aberglasslyn offers a perfect blend of spacious acreage living and urban convenience on a 2.47-acre parcel of land. With meticulous attention to detail, the rendered brick exterior and elegant tile roof exude timeless sophistication, providing a serene retreat without sacrificing proximity to city amenities. Conveniently located, Aberglasslyn offers residents a plethora of amenities, from shopping centres to schools and recreational facilities. Its proximity to Maitland's CBD, Hunter Valley vineyards, and Newcastle's vibrant city life and beaches ensures endless leisure options within easy reach of home. Arriving at the front of this stunning home, you'll find a driveway leading to the attached double garage with internal access. The stylish facade features stack stone front pillars, complemented by lush green grass and immaculately presented front gardens. Double front doors with security screens and a Swann Intercom system add both security and charm to the entrance, creating an inviting and secure atmosphere. Step into luxury through the spacious foyer of this exceptional home, offering a perfect blend of style and functionality. Equipped with a Carrier 2 zone ducted air conditioning system for year-round comfort, modern downlights and chic black ceiling fans add contemporary elegance, while roller blinds and plantation shutters provide both privacy and sophistication. With a combination of tiles, carpet, and floating floorboards, this foyer sets the tone for the impeccable design and comfort found throughout the residence. Adjacent to the foyer you'll find the inviting home office/study, featuring plush carpeting, a sleek black ceiling fan, and access to the garage for added convenience. Enhanced by a stylish VJ panel feature wall, this space provides the perfect environment for productivity and creativity. Positioned for privacy at the front of the home, the master bedroom offers a serene retreat, complete with plantation shutters, a black ceiling fan, and a spacious walk-in robe. Adjoining is a stylish ensuite boasting a floating vanity with a luxurious 20mm Caesarstone benchtop, a top mount basin, and a shower featuring a dual shower head and a natural stone pebble floor. On the left side of the home, you'll find three carpeted bedrooms, each with built-in robes. Two of these bedrooms feature ceiling fans for added comfort. The main bathroom boasts the same luxurious finishes as the ensuite, including a vanity with a 20mm Caesarstone benchtop, a freestanding bathtub, and a shower with a dual shower head and natural stone pebble floor. Additionally, a separate toilet and laundry room provide practicality and convenience for daily living, and the solar hot water system promotes sustainability. This home features two stunning living areas. The large formal living area offers plush carpet flooring, a ceiling fan, and a sliding door opening to a concrete, covered alfresco space with a separate fenced yard area, perfect for a potential pool installation or as a space for kids and pets to play, adorned with climbing passionfruit vines over the fence. Additionally, an open plan kitchen, dining, and living room provide a cosy feel, with a freestanding Kalora combustion fireplace and sliding doors leading to the alfresco. The luxurious kitchen features a 40mm Caesarstone waterfall benchtop and an island with a convenient breakfast bar. Equipped with high-end appliances including a built-in Westinghouse oven, Fisher & Paykel 900mm induction cooktop, and stainless steel canopy range hood, cooking will be a pleasure. With sleek black handles accentuating the modern design and a Miele dishwasher ensuring effortless clean-up, this kitchen is as functional as it is stylish. Step outside through the stacker doors and unwind in the expansive outdoor entertaining area, a recently built Merbau timber deck alfresco. With an extra high ceiling and timber privacy screens, this space offers a perfect retreat to enjoy the serene acreage surroundings and stunning rural views beyond. Steps lead down to the meticulously landscaped yard featuring multiple established and raised veggie garden plots, a greenhouse, a chicken coop,

and a garden shed, catering to the needs of gardening enthusiasts. Additionally, a separately fenced paddock with stables in place, featuring post and wire fencing, provides ample space for livestock. The property is equipped with a 10,000L water tank with a pump and an additional 1000L tank, ensuring ample water supply, while improved drainage throughout the property enhances functionality and maintains its pristine condition year-round. This property offers ample parking options, with the attached double garage providing secure storage for vehicles. Additional parking bays at the front of the house ensure plenty of space for guests or extra vehicles. For those with larger toys or hobbyists, a newly built Colorbond shed awaits, featuring epoxy flake flooring, a workshop area, and a ceiling fan, providing the perfect space for storage or tinkering on projects. This remarkable property offers all of the benefits that come with living on acreage, whilst only minutes from all of your daily needs. 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; - Sensational rural views in peaceful surroundings.- A family-friendly suburb with an array of parks and recreational facilities within easy reach.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 5 minutes to McKeachies Run shopping complex.- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining, and services to meet your daily needs.- 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.- 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.