

# 25 Triller Street, Aberglasslyn, NSW 2320

## House For Sale

Wednesday, 10 July 2024

25 Triller Street, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- 2015 McDonald Jones stunner loaded with luxurious extras.- Spacious open plan living and dining area, plus a media room.- Kitchen with 40mm Caesarstone benchtops, an island bench with a dual under mount sink and a breakfast bar, gas cooking, a water filter, plus Smeg appliances.- Four bedrooms, three with built-in robes, the master with a walk-in.- Main bathroom and ensuite, both featuring floating vanities with 20mm Caesarstone benchtops and showers with a built-in recess, the main bathroom with a built-in bathtub and separate WC.- Premium tiles and carpet, LED downlighting, 2.7m ceilings, and a neutral paint palette throughout.- Fujitsu ducted air conditioning, NBN fibre to the premises, plus instant gas hot water.- Large covered alfresco area with outdoor power access, LED lighting, plus a gas bayonet.- Fully fenced grassed backyard with landscaped gardens, inground sprinklers and a 3000L water storage tank.- Attached double garage with internal access, plus gated side access to the yard.

Outgoings: Council Rate: \$2,292 approx. per annum  
Rental Return: \$700 approx. per week

Immaculately presented inside and out, this stunning 2015 built McDonald Jones home has been designed to impress. From its stylish interior, spacious floor plan, and premium inclusions, to the landscaped grounds, this spectacular home is a must to inspect. Locations do not get much better than this, set within walking distance of Golden Whistler Park, a short drive to both Aberglasslyn and Rutherford shopping complexes and moments away from primary and secondary schooling options, you'll find all your everyday needs within easy reach. Those seeking the city lights and beaches of Newcastle will be pleased to find both within a 45 minute drive, with the Hunter Valley Vineyards a mere 25 minutes away, and Maitland's CBD an easy 10 minutes from home. Upon arrival, you'll be greeted by a landscaped front garden, a grassed front lawn and a driveway that leads to the attached double garage that offers internal access. This home presents beautifully, built with rendered brick, a new Colorbond roof, and downlights on the eaves, delivering plenty of curb appeal. Prepare to be impressed as you step inside, revealing the home's quality features including 2.7m high ceilings, gleaming floor tiles, a neutral paint palette, LED downlights and Fujitsu ducted air conditioning throughout. The well thought out floor plan provides four bedrooms, with the master suite set at the entrance to the home for extra privacy. Here you will find three large windows framed by romantic sheer curtains overlooking the yard, a walk-in robe and a well-appointed ensuite. An additional three family bedrooms are located at the rear of the home, all featuring roller blinds on the windows and built-in robes, with all bedrooms enjoying the luxurious feel of premium carpet underfoot. Servicing these rooms is the main bathroom which includes a floating vanity with a 20mm Caesarstone benchtop, a built-in bath, a shower with a built-in recess and a separate WC. Set along the entrance hall, you will find a dedicated media room, complete with cosy carpet flooring, providing the perfect setting for family movie nights and gaming fun for the kids. At the heart of the home is the generously sized open plan living, dining and kitchen area offering plenty of space to connect with loved ones during your downtime. The show stopping kitchen has been designed with no expense spared, boasting gleaming 40mm Caesarstone benchtops, a built-in pantry, a mirrored splashback, and an island bench that features a dual undermount sink with water filtration, and a breakfast bar for your casual dining. Quality Smeg appliances complete this dream kitchen including a 900mm oven, an integrated microwave, a 6 burner gas cooktop, a range and a dishwasher for ultimate convenience. A glass sliding door in the open plan living area opens out to a lovely alfresco that offers outdoor power access and a gas bayonet, illuminated by downlights and multi coloured remote controlled LED strip lighting. Extended in 2020, this impressive outdoor living space provides the perfect setting for your family BBQs and entertaining guests. The fully fenced grassed backyard offers single side gated access, is beautifully landscaped and features an inground sprinkler system along with a 3000L water storage tank to keep the grounds looking their finest. A home of this calibre, set in such a family friendly location is certain to draw a large volume of interest from buyers near and far. 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; - Minutes from 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 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 Inspections

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