

# 4 Joliffe Close, Aberglasslyn, NSW, 2320

## House For Sale

Friday, 16 August 2024

4 Joliffe Close, Aberglasslyn, NSW, 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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## A LUXURIOUS FAMILY DREAM IN ABERGLASSLYN!

### Property Highlights:

- Spaciously designed family home set on a massive 1,171 sqm parcel of land.
- Large open plan living and dining room, plus a formal dining and lounge room.
- Kitchen with 40mm benchtops, a breakfast bar, a built-in pantry, a new 900mm Westinghouse oven and a 5 burner gas cooktop, plus a dishwasher.
- Four bedrooms, three with built-in robes, the master with a walk-in robe.
- Ensuite and family bathroom with rain showerheads, the main with a built-in bathtub and a separate WC.
- Tiles, carpet and floating floorboards, plus a neutral paint palette.
- Split system air conditioning, plus newly installed ceiling fans throughout.
- Impressive alfresco area with roller blinds, outdoor power access, and a pitched roof.
- Inground 10 metre salt and chlorinated concrete pool with an incredible 7ft depth!
- Lovely landscaped backyard with a huge grassed lawn for kids and pets to play.
- Attached double garage with internal access, a massive powered 6mx9m double car shed in the yard, plus extra wide double gated side access to the yard for all the toys!

Built in 2001, this impressive brick and tiled roofed home, set on a massive 1,171 sqm parcel of land at the end of a cul de sac, is simply waiting for one lucky new family to move in and make it their own.

Locations do not get much better than this, set within 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 20 minutes away, and Maitland's CBD an easy 10 minutes from home.

Arriving at the property you'll be greeted by a sweeping grassed lawn, landscaped gardens and a large driveway that leads to the attached double garage that provides internal access to the home.

Stepping inside reveals the home's spacious floor plan, with an inviting open plan living and dining room set at the entrance. Here you will find large windows with roller blinds, cosy carpet flooring, and a ceiling fan that also doubles as a light fixture.

At the rear of the home is an additional living and dining area, providing the luxury of choice when it comes to enjoying your downtime. There are practical tiled floors, two ceiling fans with lights, and a split system air conditioner for your year round comfort.

The large family kitchen overlooks the open plan living space, boasting ample storage, a built-in pantry, a dual sink, 40mm benchtops and a breakfast bar with stylish pendant lighting overhead. Completing this ideal kitchen are quality appliances including a newly installed 900mm Westinghouse oven with a five burner gas cooktop, a range and a Fisher & Paykel dishwasher, set to make cleaning up a breeze.

Four bedrooms offer a space for everyone to call their own. The master suite includes a ceiling fan, a walk-in robe and a well appointed ensuite. A further three family bedrooms are set along the hallway, all featuring newly installed ceiling fans and built-in robes for convenient storage.

Servicing these rooms is the main family bathroom which includes a large vanity, a shower with a rain showerhead, a built-in bathtub and a separate WC.

Prepare to be impressed as you head outside, unveiling a backyard that dreams are made of. The covered alfresco area,

accessed via a sliding door in the dining area, features a pitched roof, roller blinds, and outdoor power access, ideal for cooking, dining, and relaxation.

Taking centre stage in the yard is the 10 metre salt and chlorinated in ground pool framed by a paved area and a grassed lawn for sunbathing. The yard includes lovely retained garden beds with established trees and plants, plenty of green grass for kids and pets to enjoy, and handy dual side access to the yard.

Storage of your cars, tools and toys will pose no issue in this home. In addition to the attached double garage, you'll find a massive double car shed in the yard with power access, and wide side access with double gates providing access for your van or boat.

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;

- 5 minutes from McKeachies Run shopping complex in Aberglasslyn, or 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 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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