

8 Redgum Circuit, Aberglasslyn, NSW 2320

House For Sale

Wednesday, 10 July 2024

8 Redgum Circuit, Aberglasslyn, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 452 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spacious, well designed four bedroom home in a family friendly location.- Large open plan living /dining area, plus a rumpus room set at the entrance to the home.- Kitchen with a 20mm Caesarstone benchtop, a breakfast bar, a built-in pantry, gas cooking, plus Euromaid appliances.- Four bedrooms, three with built-in robes, the master with a walk-in robe.- Ensuite and main bathroom, both with floating vanities and showers, plus a built-in bathtub in the main.- Quality floor tiles and premium carpet, LED downlighting, plus a neutral paint palette.- Toshiba split system air conditioning, plus ceiling fans throughout.- Covered alfresco area perfect for outdoor dining and relaxation.- Fully fenced backyard with a grassed lawn, side access and a 4500L water tank.- Attached double garage with internal access.

Outgoings: Council Rate: \$2,292 approx. per annum
Water Rate: \$766.44 approx. per annum
Rental Return: \$640 approx. per week

Welcome to your ideal family retreat in the highly sought suburb of Aberglasslyn. This 2014 built spacious four bedroom brick and tile home features a fantastic floor plan, offering plenty of living space for relaxation and entertainment, perfect for growing families. This wonderful property boasts an enviable position. With the historic charm of Maitland CBD a mere 10 minute drive, and the convenience of Rutherford's schooling options and shopping district just 5 minutes away, meaning every necessity is within reach. Arriving at the home you'll be greeted by a sweeping grassed lawn and a driveway that leads to the spacious double garage that offers plenty of storage and internal access to the home. Step inside to find a generously sized, well thought out floor plan, with gleaming floor tiles, contemporary LED downlighting, and a neutral paint palette throughout. Set at the entrance is a versatile living area featuring cosy carpet flooring, perfect for a home office, a kid's playroom, or an additional lounge room for all to enjoy. The open plan living and dining area is opposite, with a ceiling fan and split system air conditioning ensuring you'll enjoy your downtime in comfort. The kitchen has been designed to impress, with sleek 20mm Caesarstone benchtops, a handy breakfast bar, a dual sink, a large format tiled splashback, and a built-in pantry. Quality appliances are sure to impress the home chef, including a Haier dishwasher, a Euromaid oven, a 5 burner gas cooktop and a range hood overhead. The bedroom wing is located along the hall, with all bedrooms featuring ceiling fans and cosy carpet flooring underfoot. The three family bedrooms include built-in robes, with the master suite enjoying the added convenience of a large walk-in robe and a luxury ensuite. The main family bathroom services the remaining rooms, boasting a floating vanity with soft close cabinetry, a shower and a built-in bathtub. Glass sliding doors offer a seamless connection between the indoor/outdoor living spaces, opening out to a lovely alfresco area with LED outdoor lighting, providing the perfect spot for your family BBQs and hosting guests. The backyard is fully fenced and includes landscaped gardens, a grassed lawn for the kids and pets to enjoy, single side access, and a 4500L water storage tank to keep the grounds looking their best. This fabulous home, set in such a sought after location, is bound to attract a wide variety of buyers. 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; - Walking distance to the 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 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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