

# 18 Blue Gum Dr, Aberglasslyn, NSW, 2320

## House For Sale

Tuesday, 26 November 2024

18 Blue Gum Dr, Aberglasslyn, NSW, 2320

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



Nick Clarke

0240043200

## A TRANQUIL OASIS AWAITS IN ABERGLASSLYN!

### Property Highlights:

- A stunning custom built residence set on a sprawling 4056 sqm parcel of land
- Light filled open plan kitchen, living and dining area, plus a formal living room
- Stylishly renovated kitchen boasting 40mm YDL stone benchtops, soft close shaker style cabinetry, a waterfall island bench with a breakfast bar and undermount dual sink, matte black hardware, integrated powerpoints, plus quality Fisher & Paykel and LG appliances
- Spacious master bedroom with a walk-in robe, two bedrooms with built-in robes and a versatile fourth bedroom/home office
- Three way designed main bathroom with a separate WC, corner bath and shower, an ensuite to the main bedroom, plus a 3rd bathroom off the living room
- Quality updates including new hybrid flooring, plantation shutters, updated electrical outlets with USB ports, downlights and a freshly painted interior
- Daikin 8 zone ducted air conditioning, new ceiling fans in the bedrooms, plus a combustion fireplace in the living room
- 8kW solar system, a 6 camera security system, NBN fibre to the premises, and brand new solar hot water
- Large covered alfresco area with a built-in Otway pizza oven
- Massive grassed yard with established trees and gardens
- Attached double garage with internal access, concreted side access for parking, plus a three car shed/workshop attached to a carport, currently set up as a bird Aviary

### Outgoings:

Council Rate: \$3,176 approx. per annum

Rental Return: \$800 approx. per week

Welcome to your dream homestead in the heart of Aberglasslyn! This custom built, brick beauty constructed in 1995 combines timeless design with thoughtful modern updates. With its terracotta tile roof and hardwood timber frame, this home exudes a warm, country charm while offering all the comforts of contemporary living.

Nestled in a semi-rural setting, this property enjoys the best of both worlds, tranquillity and convenience. Within a short drive, you'll find shopping hubs at Aberglasslyn and Rutherford, and Maitland's vibrant CBD is just 15 minutes away. Spend your weekends exploring the renowned Hunter Valley vineyards, a mere 25 minute drive, or venture to Newcastle's pristine beaches and CBD an easy 45 minutes away.

As you approach, a sweeping front lawn and a long, inviting driveway lead to the home's expansive, tiled front porch, perfect for enjoying the beautiful views on offer. The large, landscaped yard sets the tone, blending natural beauty with meticulous care.

The fresh, airy vibe of this home is evident with new hybrid flooring, complemented by fresh paint and elegant plantation shutters throughout. Modern touches like updated electrical outlets with USB ports, new downlights, and a Daikin 8 zone ducted air conditioning system ensure every comfort is catered for.

The formal lounge, located at the front of the house, features a charming bay style window and a ceiling fan, creating a cosy retreat. Further in, the open-plan kitchen, living and dining area is perfect for gatherings and relaxation, with two ceiling fans and a combustion fireplace, perfect for those cooler seasons. The built-in bar and timber look benchtop elevate the space, while two sets of glass sliding doors provide a seamless flow to the backyard and alfresco area.

The heart of the home, the kitchen, was renovated less than a year ago and is a masterpiece of style and functionality, featuring a striking 40mm YDL stone benchtop, and a waterfall island that doubles as a breakfast bar, illuminated by pendant lighting. Soft close shaker style cabinetry, a built-in pantry, a dual undermount sink, and matte black hardware complete the sophisticated look. Equipped with premium Fisher & Paykel appliances including a 900mm oven, a 5 burner

cooktop, a range, and an LG dishwasher, plus the same luxurious stone as a splashback, this kitchen is both practical and stunning.

The master bedroom suite offers a sanctuary with bay style windows, a ceiling fan, a walk-in robe, and an ensuite that conveniently connects to the garage. An additional two bedrooms feature built-in robes, and new ceiling fans, and one even boasts a painted brick wall for added character. The flexible fourth bedroom, or study, opens to the front porch and alfresco, making it ideal for guests or a home office.

The three-way designed main bathroom caters perfectly to busy family life, with a separate WC, a built-in corner bath, a shower, and a vanity, all designed with practicality in mind. Plus a handy 3rd bathroom is found off the living room.

Step outside to the expansive undercover alfresco area, complete with a built-in OTWAY pizza oven, delivering the ideal space for family BBQs and outdoor entertaining. The massive, fully fenced yard spans two levels, offering space for everything from kids' adventures to pets.

For car enthusiasts or those needing extra storage, the property boasts an attached double garage with internal access and concreted side access for extra parking. In addition, there is a three car shed / workshop attached to a carport which has been converted into a bird aviary complete with split system air conditioning and power access.

This home truly has it all, including a 6 camera security system, NBN fibre to the premises, a brand new solar hot water system, and an 8kW solar system for your sustainable living.

A spacious family home of this nature, set in such a coveted location is bound to attract a wide range of interest in today's market. With a large volume of enquiries expected, we encourage our buyers to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Visit the property webbook for more details: <https://tinyurl.com/18BlueGumDr>