

**19 Paperbark Parade, Aberglasslyn, NSW, 2320**



**House For Sale**

Saturday, 23 November 2024

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**Bedrooms: 4**

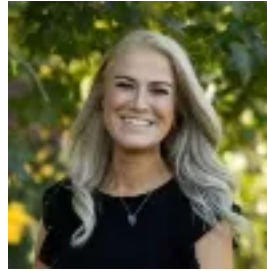
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Sharon Skelton



Katherine Taranto

## A Home Designed to Impress

Discover a sanctuary of luxury and sophistication in this exceptional residence, where striking architectural design meets meticulously crafted interiors. Positioned in an exclusive, tranquil street with minimal one-way traffic, this property offers a serene retreat while maintaining proximity to every convenience. From its grand portico entrance and commanding elevation to its thoughtfully landscaped grounds, this home radiates elegance and privacy. Weather-protected privacy screens and tailored grasses frame the rear and side yards, creating a secluded oasis for relaxation and entertainment.

Step into a world of refined living, beginning with the striking black kitchen that serves as the heart of the home. Featuring 40mm stone waterfall countertops, premium appliances, and bold finishes, this space is as functional as it is stylish—a true haven for culinary enthusiasts. The interiors are adorned with designer curtains and plantation shutters, enhancing the atmosphere of luxury throughout.

The living spaces are designed for both comfort and grandeur. A moody theatre room with dramatic feature lighting sets the scene for unforgettable movie nights. For effortless entertaining, stacker doors seamlessly connect the indoor living areas to the alfresco zone, where a covered outdoor retreat awaits. Here, you'll find a sparkling pool, a cozy fire pit, and a thoughtfully designed kids' play area—an outdoor paradise perfect for all ages.

### Unparalleled Convenience

This home is ideally located just minutes from shopping destinations like McKeachie Shopping Centre and Rutherford Shopping Village, offering everything from boutique retail to supermarkets and dining. The nearby Stockland Green Hills Shopping Centre elevates your lifestyle further with its premier shopping, a variety of dining options, and Hoyts Cinemas for entertainment.

Families will appreciate the easy access to top-rated public and private schools, including Maitland Christian School, Hunter Valley Grammar School, Rutherford Public School, and St Paul's Primary School. Comprehensive healthcare is at your doorstep with the new Maitland Hospital just 10.5 km away, ensuring peace of mind for all.

### Luxury Meets Functionality

This home doesn't just look stunning—it's designed for ease of living. Enjoy year-round comfort with ducted, zoned air conditioning, and revel in the practicality of a double drive-through garage with internal access. An additional carport offers extra space for a third vehicle, a small boat, or a trailer, ensuring ample parking and storage. Eco-conscious living is supported by a high-efficiency solar power system, making sustainability effortless as well as substantial energy bill savings.

### The Perfect Location for an Active Lifestyle

For those who love to explore, this property's location is unbeatable. Newcastle Airport and the Hunter Expressway are within easy reach, providing seamless connectivity for work or leisure. Spend weekends indulging in the scenic beauty and award-winning wines of the Hunter Valley, just a short drive away.

### A Statement in Design and Durability

Details at a glance:

- Dress circle location, greenspace reserve opposite
- Brick and colourbond construction, exquisite street appeal
- Multiple living zones, Home theatre, stunning open plan living and dining as well as a kids activity room/third living space
- Elegant designer curtains, plantation shutters and lighting throughout
- Outstanding indoor outdoor flow for entertaining through stacked sliding doors
- Grand alfresco, zip track screens, inground pool, fire pit area, lush landscaped gardens and yard
- Four bedrooms all with built-in storage. The Master offers walk-in robe and ensuite plus a delegated study/fifth bedroom if required
- Stunning well-equipped kitchen 40mm stone benchtops and pantry

- Bamboo flooring, zoned ducted air conditioning, ceiling fans, gas hot water, solar panels, gas log fireplace, hidden retractable clothesline
- Double attached remote entry garage, with drive through to additional carport and internal access to the home
- Home security, fully fenced and secure yard
- Built with robust brick and steel construction, this home combines timeless appeal with structural integrity. Every element has been carefully considered, from the lush, manicured landscaping to the elegant finishes that elevate every room.

This property is more than a home-it's a statement of prestige and a gateway to an exceptional lifestyle. With its unparalleled combination of luxury, convenience, and connectivity, this residence offers the best of Maitland's vibrant living all positioned in an outstanding location in a family friendly estate. Call Sharon now to arrange your private tour 0402 433 317

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