

29 Cockatoo Ridge, Aberglasslyn, NSW, 2320

House For Sale

Saturday, 30 November 2024

29 Cockatoo Ridge, Aberglasslyn, NSW, 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

IDEALLY LOCATED FAMILY HOME READY TO ENJOY!

Property Highlights:

- A spacious designed brick and tile beauty set in a prime location
- Large open plan kitchen, living and dining area, plus a media room, both with ceiling fans and split system air conditioning
- Four bedrooms, three with built-in robes, the main with a walk-in robe and split system air conditioning
- Gourmet kitchen boasting 20mm Caesarstone benchtops, a breakfast bar, ample storage, a dual sink, pendant lighting, gas cooking and quality appliances
- Well appointed ensuite and a family bathroom with a shower, a built-in bathtub and a separate WC
- Quality tile and carpet flooring, LED downlights and stylish plantation shutters throughout
- Instant gas hot water, a 3500L water storage tank, plus NBN fibre to the premises
- Covered alfresco area overlooking the fully fenced grassed backyard
- Attached double garage with internal access, plus a garden shed in the yard

Outgoings:

Council Rates: \$2,376 approx. per annum

Water Rates: \$827.64 approx. per annum

Rental Returns: \$700 approx. per week

Perfectly positioned in the family friendly suburb of Aberglasslyn, this impressive four bedroom brick and tiled roof property is certain to tick all the boxes for your new dream home.

Aberglasslyn is a suburb that provides easy access to local schooling, shopping centres, and recreation facilities, perfect for everyday family living. In addition, you'll find Maitland's CBD an easy 10 minute drive, Newcastle's city and beaches 45 minutes away, and all the gourmet delights of the Hunter Valley Vineyards a breezy 25 minutes from home.

Upon arrival, you'll be greeted by a lush grassed lawn, an established garden and a large driveway that leads to an attached double garage that offers internal access to the home. Step inside to find a mix of tile and carpet flooring, LED downlights, and stylish plantation shutters throughout.

There are four bedrooms on offer, providing a space for everyone to call their own. Set at the entrance of the home is the main bedroom which includes security shutters on the window, a ceiling fan and split system air conditioning for your year round comfort. The walk-in robe provides ample storage, with a well appointed ensuite completing this ideal parent's retreat.

An additional three bedrooms are located further into the home, all including ceiling fans with lights and built-in robes for convenient storage. The main family bathroom is located within this wing and features a shower, a built-in bathtub, and a separate WC, which is ideal for the busy family lifestyle.

Spacious living zones deliver lovely areas to connect with family and entertain guests, including a large open plan living area with a ceiling fan, split system air conditioning, and a glass sliding door opening out to the alfresco. A dedicated media room also includes a ceiling fan and split system air conditioning, offering the ideal spot for your family movie nights.

The gourmet kitchen has been designed to impress, with gleaming 20mm Caesarstone benchtops, a built-in pantry, a dual sink, and a spacious breakfast bar with stylish pendant lighting. Completing this dream set up are quality appliances including a Bosch dishwasher, and a 900mm Westinghouse oven with a 5 burner gas cooktop and a range hood overhead.

Head outside to find a lovely covered alfresco area, perfect for BBQs and outdoor relaxation, overlooking the fully fenced yard that includes a garden shed, a 3500L water storage tank, and plenty of green grass for kids and pets to enjoy.

Whether you're an owner occupier searching for your new dream home, or an investor looking for your next smart buy, this impressive property is a must to inspect! With a large volume of enquiries anticipated, we encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;

- Within walking distance of the popular Golden Whistler Park
- 10 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy
- Within minutes of McKeachies Run shopping complex
- 7 minutes to Rutherford shopping centre including 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 close to home
- 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

Disclaimer:

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