

# 6 Warbler Ave, Aberglasslyn, NSW, 2320

## House For Sale

Thursday, 31 October 2024

6 Warbler Ave, Aberglasslyn, NSW, 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nick Clarke

0240043200

## SPACIOUS FAMILY LIVING IN A TOP LOCATION!

### Property Highlights:

- A spaciouly designed 2014 Elderton Homes residence set in a top location.
- Four bedrooms, three with built-in robes, the main with a walk-in robe.
- Pristine kitchen packed with premium inclusions such as 20mm granite benchtops, a kitchen island with a breakfast bar, a built-in pantry, gas cooking, quality Bellissimo appliances.
- Large open plan living and dining area, plus a media room.
- Well appointed ensuite, plus a main bathroom with a shower and a built-in bathtub.
- Quality tiles and premium carpet, downlights, roller blinds, a Hills security system, plus a neutral paint palette.
- ActronAir ducted air conditioning with 2 zones, a gas bayonet, plus ceiling fans throughout.
- Large covered alfresco area with non-slip tiles.
- Fully fenced backyard with a large grassed lawn, plus a 3000L water storage tank.
- Attached double garage with internal access, plus a garden shed.

### Outgoings:

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

Water Rate: \$818.67 approx. per annum

Rental Return: \$670 approx. per week

Set in a highly sought after pocket of Aberglasslyn, this 2014 Elderton Homes built residence offers a spacious floor plan, four bedrooms for all the family and premium inclusions throughout, offering all you could ask for in your new dream home.

Surrounded by quality homes in a family friendly neighbourhood, just moments from the popular Golden Whistler Park, this ideal location is certain to impress. In addition, with easy access to a range of local shopping and homemaker centres, and with local schooling and recreational facilities nearby, you'll enjoy all your daily needs, right on your doorstep.

Further afield, you'll find Newcastle CBD and its pristine beaches 45 minutes away, Maitland's heritage centre and riverside Levee precinct 10 minutes by car, and all the fine food and wine of the Hunter Valley a short 25 minute drive, connecting you to the best sights and delights of our region in no time!

Arriving at the home you'll be greeted by an established front garden, an inviting front porch and a driveway that leads to the attached double garage that provides internal access to the home.

The pleasing first impression continues as you step inside, revealing a neutral paint palette, modern downlighting, and a combination of tiled floors and plush carpet, providing both comfort and practicality.

There are four bedrooms in place, with the main bedroom set aside at the entrance of the home. Here you will find a ceiling fan, a large walk-in robe, and windows offering a lovely view of the front garden. A well appointed ensuite completes this ideal parents retreat.

A further three family bedrooms all include ceiling fans with lights, roller blinds on the windows and mirrored built-in robes. The main family bathroom services these rooms, featuring a large vanity, a shower and a built-in bathtub for ultimate relaxation.

At the heart of the home is the generously sized open plan living and dining room, with a gas bayonet and a ceiling fan, complementing the ActronAir 2 zone ducted air conditioning in place. A cosy media room is located close by, with a carpeted floor, a ceiling fan and a roller blind on the window, offering the perfect setting for family movie nights.

The pristine kitchen is packed with premium features including 20mm granite benchtops, a built-in pantry and quality

appliances including a Bellissimo oven, a four burner gas cooktop, a range and a dishwasher for easy clean up. There is a large island bench with a dual sink and a breakfast bar for casual dining, with a subway tiled splashback adding a stylish touch.

Step outside via the glass sliding door in the open plan living area to find a lovely covered alfresco complete with non-slip tiles, offering the ideal spot for your family BBQs and outdoor relaxation.

The fully fenced backyard wraps around the side and rear of the home, offering plenty of grassed lawn for the kids and pets to play, a garden shed for extra storage, plus a 3000L water storage tank to keep the grounds looking their best.

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.

Why you'll love where you live;

- A family-friendly neighbourhood surrounded by quality homes with an array of parks and recreational facilities nearby
- 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 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 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

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