

83 Budgeree Drive, Aberglasslyn, NSW, 2320

House For Sale

Monday, 6 January 2025

83 Budgeree Drive, Aberglasslyn, NSW, 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Troy Graham
0240043200

A FAMILY RETREAT IN THE HEART OF ABERGLASSLYN!

Property Highlights:

- Spaciously designed 2005 built Beechwood Home set in a highly sought location
- Five bedrooms, four with built-in robes and the master with a walk-in
- Formal living and dining rooms, plus a large open plan living and dining area
- Well appointed kitchen with ample storage, 40mm benchtops, a breakfast bar, a walk-in pantry, dual sink with a mixer tap and water filter, gas cooking, plus quality Westinghouse appliances
- An ensuite to the master bedroom, plus a family bathroom with a built-in bath and separate WC
- Stylish vinyl plank flooring, plush wool carpet, plus Venetian blinds and sheer curtains
- ActronAir 4 zone ducted air conditioning for year round comfort
- 4.6kW solar system with 14 panels, three phase power, gas hot water, plus NBN fibre to the premises
- Large alfresco area with a gas bayonet looking out to the fully fenced grassed backyard
- Sparkling inground self cleaning Compass pool with travertine pavers and an outdoor shower
- Attached double garage with internal access, a garden shed, plus wide drive through gated side access

Outgoings:

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

Water Rates: \$827.64 approx. per annum

Rental Returns: \$800 approx. per week

Built in 2005 by Beechwood Homes, this beautifully presented brick and Colorbond roof residence offers the perfect blend of comfort, style, and practicality. Nestled on a spacious block with wide gated side access and a concrete parking pad, this home is thoughtfully designed for growing families. Its attached double garage with internal access ensures everyday convenience, while the manicured front lawn and established gardens create an inviting first impression.

Aberglasslyn's location is simply unbeatable for family living. With local schools, shopping centres, and recreation facilities close by, everything you need is at your fingertips. Maitland's CBD is just a 15 minute drive, Newcastle's city and beaches are 50 minutes away, and the Hunter Valley Vineyards are a short 25 minute trip, perfect for your weekend getaways or day trips.

Step through the front door and feel instantly at home, with Actron Air ducted air conditioning ensuring year round comfort across four zones. Venetian blinds offer privacy throughout, while vinyl plank flooring and plush wool carpet add a touch of luxury to the everyday.

The formal lounge and dining areas enjoy a lovely view of the yard, offering a comfortable space for hosting guests or enjoying a quiet night in.

At the heart of the home is the gourmet kitchen, equipped to impress. Boasting 40mm benchtops, a breakfast bar, a dual sink with a mixer tap and water filter, plus a tiled splashback, it pairs style with functionality. A walk-in pantry offers ample storage, and the suite of Westinghouse appliances including a 5-burner gas cooktop, oven, range hood, and dishwasher, make meal preparation a delight.

Flowing seamlessly from the kitchen, the open plan living and dining area features a striking pendant light, bay style windows that invite natural light, and a glass sliding door that opens to the alfresco, for seamless indoor/outdoor living.

The main bedroom, located at the front of the home, is a private retreat with a ceiling fan, a wall recess with a window, and a walk-in robe. The ensuite offers modern convenience featuring a shower with a rain showerhead, a vanity, and a toilet.

Four additional bedrooms, each with built-in robes, provide plenty of space for family or guests. The main bathroom is

both stylish and functional, with a separate WC, a built-in bath, a shower, and a vanity.

Step outside to discover an entertainer's paradise. The alfresco area is perfect for weekend barbecues, complete with a gas bayonet for outdoor cooking. Beyond, the stunning fibreglass Compass pool is a showstopper. Self cleaning and framed with travertine pavers, it offers effortless maintenance and ultimate relaxation. An outdoor shower adds a touch of resort style luxury.

The fully fenced yard is a private oasis with a garden shed for additional storage, while practical extras like the 4.6kW solar system with 14 panels, three-phase power, gas hot water, and NBN fibre to the premises ensure modern convenience at every turn.

A family home of this high standard, set in such a popular location is certain to prove popular in today's market. 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 minutes of McKeachies Run shopping complex
- 15 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy
- 5 minutes to Rutherford shopping centre including major supermarkets, retail, dining and services to meet your daily needs
- Located just 20 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home
- 50 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:

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.