



## Aberdeen, 12 Graeme Street

### MODERN 3 BEDROOM HOME IN PRIME LOCATION

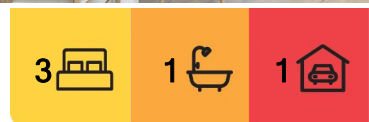
This recently renovated 3-bedroom home in Aberdeen boasts a modern aesthetic that is sure to appeal to both first-time home buyers and investors. Located on a spacious 1,011 sqm block in a prime location, directly across from Aberdeen Public School and within walking distance of all essential local amenities, this property is a must-see.

#### Key Features:

- Open plan lounge, dining and kitchen area with vinyl timber look floorboards, split system AC and a stylish sage green VJ panel feature wall spanning the length of the hallway.
- Modern kitchen with timber benchtops, integrated dishwasher, fridge included and breakfast bar.
- 3 bedrooms in total, all with ceiling fans and built-in robes (built-in robe for bedroom 3 currently located in bedroom 2).
- Modern bathroom with his and her vanity, frameless shower, toilet and European style laundry.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$510,000

**View**  
[ljhooker.com.au/JK9F6P](http://ljhooker.com.au/JK9F6P)

**Contact**  
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**LJ Hooker Muswellbrook**  
**(02) 6543 3244**

- Single carport to side of home.
- Fenced off backyard section with concrete rear entertaining area, garden shed and side vehicle access.
- Large 1,011 square meter block in total with spacious grassy lawn to side of home with established trees.
- Situated across from Aberdeen Public School and a short walk to St Joseph's High School, Aberdeen RSL Club, Aberdeen Surgery and Bartons Newsagency.

This exquisite home checks all the boxes and is a must-see to fully appreciate the tranquillity it offers. Contact Jayden Nichols from LJ Hooker Muswellbrook on 0423 794 507 to schedule your inspection today.

\*Please note that this property has been virtually staged for illustrative purposes.

## More About this Property

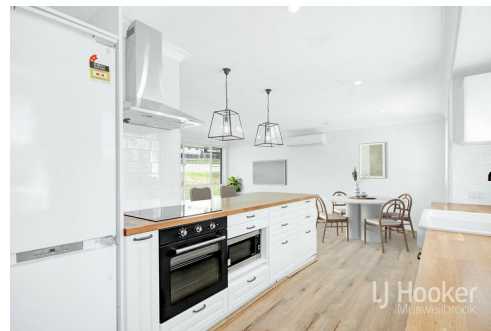
|                      |   |
|----------------------|---|
| <b>Property ID</b>   | JK9F6P  |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 97 m2   |
| <b>Land Area</b>     | 1011 m2   |
| <b>Including</b>     | Air Conditioning<br>Toilets (1)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes |

### Jayden Nichols 0423794507

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### LJ Hooker Muswellbrook (02) 6543 3244

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