



## Aberglasslyn, 1 Rivergum Drive

### Need Space For A Footy Team?

This super-sized home is set in the ever popular Hampton Acres Estate, is as neat as they come and is set on a bumper 5,656 sqm allotment or approximately 1.3Acres.

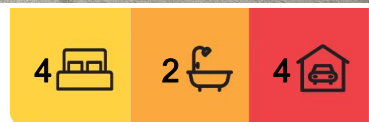
This immaculate 4-bedroom residence is complete with up to 5 oversized living areas, giving you enough space to create up to 7 bedrooms OR more! With a generous frontage, plenty of access to the site is provided, and we on behalf of our selling clients, invite you to experience the rural charm this property has to offer.

Upon entering the home, to the left, you are welcomed by a spacious & sunlight formal lounge and formal dining area, leading into a open-plan kitchen & casual meals & secondary lounge media area. This place is HUGE and offers a great palette to begin with while you consider any personal changes that you may wish to make.

A fantastic entertaining pad is in place offering a perfect space to spend the weekends



**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**  
\$1.1M

**View**  
[ljhooker.com.au/1DCZF6H](http://ljhooker.com.au/1DCZF6H)

**Contact**  
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**LJ Hooker Maitland**  
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relaxing and enjoying the sense of achievement that this property brings. Overlooking the adjoining timbered acreage, you can take your time and soak up the serenity!

Back inside, the sleeping arrangements feature 4 generously sized bedrooms, including a monstrously sized master suite complete with a walk through wardrobe and an ensuite bathroom with separate shower & bathtub. The remaining bedrooms all contain built in storage & are central to the main bathroom for increased functionality.

There is a separate colorbond shed to start the process of accommodating your toys and ample room for another! The acreage allows for a dual occupancy (additional dwelling) subject to Council approval and is surrounded by quality homes and like-minded neighbours.

Beautifully located within minutes of all local attractions and only 40 minutes to Newcastle airport, with the Hunter Valley wine country even closer, this feature packed property is ready for you to call it home.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

NOTE: Delayed settlement required due to transmission application to beneficiary.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## More About this Property

Property ID	1DCZF6H
Property Type	House
Land Area	5656 m <sup>2</sup>
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

### Ben Cotton 0434 638 822

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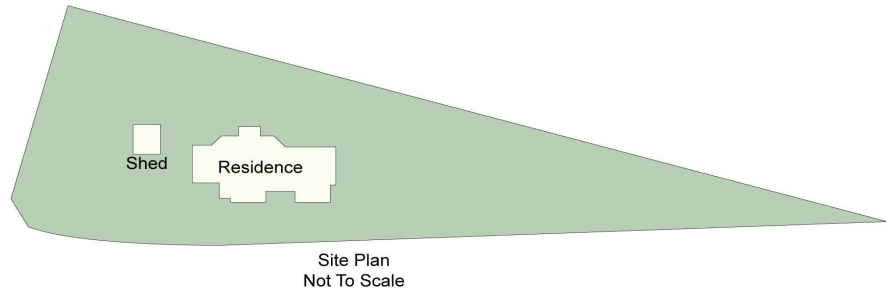
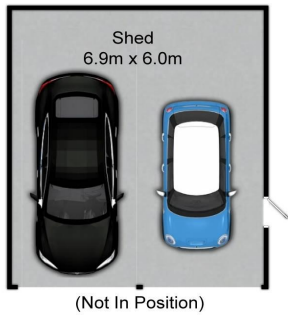
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**LJ Hooker**  
Maitland

**LJ Hooker**

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