



## Aberglasslyn, 11 Spoonbill Close

Quality Family Home In Pristine Condition Throughout

If style, quality and size mean everything to you then this stunning residence set in an elevated Aberglasslyn location must have it all!

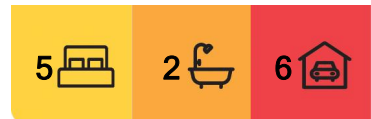
Commanding in nature, & set on a robust 8,436sqm of land, this substantial 5 bedroom, 2 bathroom family home locked and loaded with all of today's "must haves"!

This home combines functionality and style across three thoughtfully designed levels. The ground level encompasses expansive living spaces, with 3 on offer plus formal dining & the remodeled kitchen & casual eats that boasts stone benchtops & quality appliances sure to keep the home chef happy. The living areas all open out to the undercover deck that overlooks the massive inground pool or BBQ area over the forever green sprawling grounds.

The middle floor where you entry offers you the 5th bedroom which is currently used as a



**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**  
\$1,462,000

**View**  
[ljhooker.com.au/1DR4F6H](http://ljhooker.com.au/1DR4F6H)

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**LJ Hooker Maitland**  
**(02) 4933 5511**

study, plus the remaining 3 bedrooms & main bathroom that features floor to ceiling tiles & a large separate bath to soothe the day away. Upstairs, the private parents suite is found, complete with its own Romeo & Juliette balcony that takes in sweeping views over the acreage & further distant mountain ranges....an ideal space to enjoy your morning coffee ritual or evening Chardonnay.

Brilliant side access to the home is generously given, and on site a huge 10m by 9m powered & insulated garage is on offer, with mezzanine storage in place plus the attached 3 x 10 caravan port.

Summers have never looked better, with the undercover alfresco area a perfect spot for those who like to entertain or simply a private retreat to enjoy at your leisure, overlooking the massive in-ground pool. The lower portion of the acreage is open & untouched; and a perfect spot for the kids & pets to run freely, or to take part in strongly contested games of backyard cricket!

With size a plenty, and vendors ready to relocate - this is an ideal time to make your move into 11 Spoonbill Close, and we invite your inspection.

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.

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

<b>Property ID</b>	1DR4F6H
<b>Property Type</b>	House
<b>Land Area</b>	8436 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport Security System

### Todd Fisher 0438 592 920

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

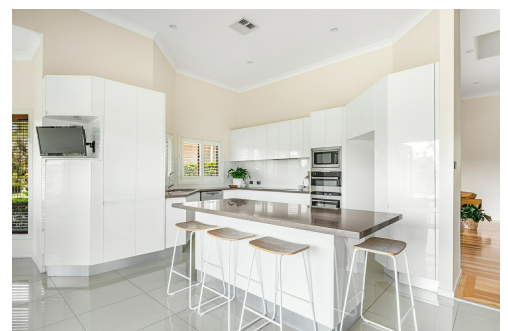
### Ben Cotton 0434 638 822

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11 Spoonbill Cl  
**ABERGLASSLYN**

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