



3 Cormorant Street, Aberglasslyn




## MODERN LIVING IN MCKEACHIES RUN!!

Perfectly positioned in one of Maitland's most desirable estates, McKeachies Run, this modern Torrens Title home offers an outstanding lifestyle opportunity or a smart addition to your investment portfolio.

Set on a low-maintenance 300sqm block in a peaceful street, the home enjoys a private outlook over the reserve opposite, with views stretching across to Oakhampton. From the moment you arrive, you'll appreciate the quality, comfort, and convenience this property delivers.

Featuring three generously sized bedrooms, each complete with built-in wardrobes and ceiling fans, the home has been designed for easy family living. The master bedroom offers the added luxury of a walk-in robe and ensuite. A spacious open-plan living and meals area forms the heart of the home, complemented by ducted reverse-cycle air conditioning for year-round comfort.

The stylish kitchen is a real standout, boasting stone benchtops, a vibrant glass splashback, and quality stainless steel appliances, including a 900mm oven and dishwasher —perfect for the home chef.

3  2  1 

**FOR SALE**  
\$760,000

### AGENTS

Kane Bradley  
0423 525 335  
kbradley.maitland@ljhooker.com.au

### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Step outside and enjoy the private rear alfresco with freshly oiled timber decking, overlooking landscaped, low-maintenance gardens with raised beds. Whether it's entertaining friends or unwinding at the end of the day, this is the ideal space to relax.

Additional features include a single garage with internal access for added convenience, especially in all-weather conditions. Currently leased to a long-term tenant, the property provides an attractive option for investors seeking immediate returns, while still offering flexibility for owner-occupiers.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1EJ7F6H
Property Type	House
Land Area	300 m2
Including	Ensuite Air Conditioning Built-in-Robes Close to Transport Liveability

### Kane Bradley 0423 525 335

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**TOTAL: 101 m<sup>2</sup>**  
 FLOOR 1: 101 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, SHED: 3 m<sup>2</sup>, COVERED DECK: 14 m<sup>2</sup>,  
 DECK: 26 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>, CARPORT: 12 m<sup>2</sup>,  
 WALLS: 13 m<sup>2</sup>

**FLOOR PLAN**

3 Cormorant St,  
 Aberglasslyn NSW 2320

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