





30 Tea Tree Avenue, Aberglasslyn

A Statement in Scale, Craftsmanship & Setting

Positioned within the Hampton Acres enclave of Aberglasslyn, this Peter Klasen custom built residence stands as a benchmark of enduring craftsmanship and lifestyle-driven home, second to none.

Strikingly set behind manicured, park-like grounds, the home's ranch-style facade is framed by bullnose wraparound verandahs and vibrant, established gardens, creating an immediate sense of distinction. Encompassing approximately 380sqm under roof, the residence delivers a combination of scale, presence and refinement.

The interior unfolds with a versatile and highly functional floorplan, offering up to four bedrooms plus a dedicated study, alongside a selection of formal and informal living zones. At its core, a well-appointed kitchen with thick stone benchtops, quality appliances and bespoke cabinetry anchors the home, seamlessly connecting to the open plan living and meals area, all oriented to capture tranquil garden vistas. A fully enclosed Queensland-style room extends the living space, providing a light-filled retreat designed for year-round enjoyment. Throughout, blackbutt timber flooring and high ceilings elevate the interiors, while a formal lounge complete with feature ceilings and chandeliers, introduces a refined sense of occasion.

4 3 6

FOR SALE
Please Call

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The master bedroom is thoughtfully positioned with direct access to the deck, complemented by a walk-in robe and a newly renovated ensuite of generous proportions. Additional features including a large main bathroom, ducted air conditioning, and a walk-in linen press underscore the home's commitment to both comfort and practicality.

Externally, the property continues to deliver exceptional utility and flexibility, highlighted by a substantial 9m x 12m Colorbond shed complete with its own bathroom and dedicated workshop space- equally suited to trades, hobbies or future adaptation. The expansive covered entertaining deck and wraparound verandahs provide a seamless connection to the meticulously maintained grounds, offering a private and picturesque setting for both everyday living and large-scale entertaining.

A residence of this calibre where design integrity, space and setting align so effortlessly is rarely offered ,and leaves a lasting impression well beyond first inspection.

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

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MORE DETAILS

Property ID	1F2XF6H
Property Type	House
Land Area	5365 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	3 Phase Power
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Liveability









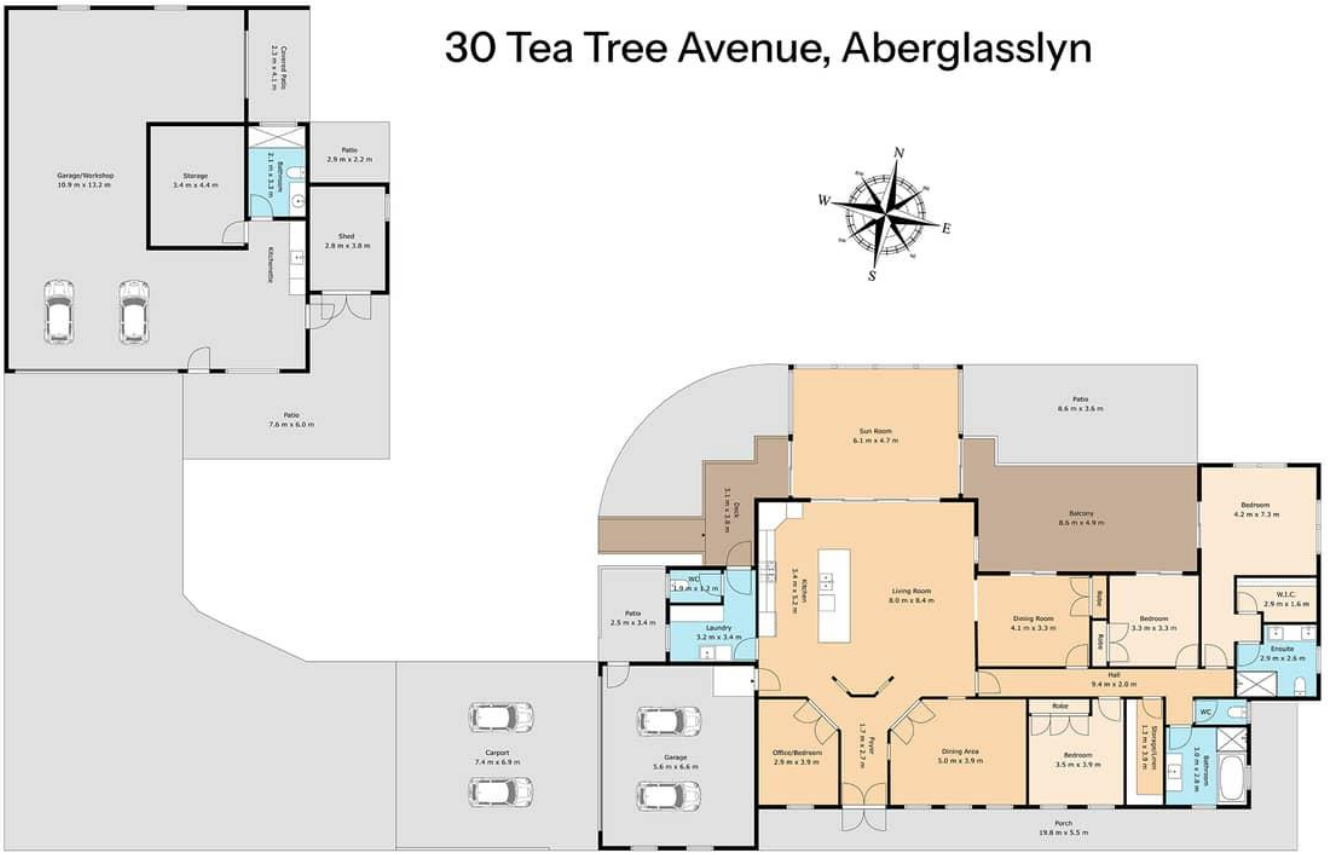


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Total: 298 m2
1st Floor: 298 m2
Excluded Areas: Garage: 110 M2, Storage: 15 M2, Balcony: 33 M2,
Patio: 78 M2, Covered Patio: 9 M2, Porch: 37 M2,
Courtyard: 23 M2, Deck: 16 M2, Carport: 52 M2,
Walls: 28 m2

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