



35 Birch Grove, Aberglasslyn

Space, Style & Seamless Family Living!

Less than 5 years old, this modern residence delivers you comfort, space, and style in equal measure. Designed with family living in mind, the home features a high level inclusions throughout, and a versatile layout that blends practical family living with contemporary finishes.

Step inside and you'll find a home that's instantly welcoming, with ceilings, plantation shutters, and a warm neutral palette setting the tone. The master bedroom sits privately at the front, complete with a walk through wardrobe and a stylish ensuite boasting a twin floating vanity, oversized shower, and toilet. Three further bedrooms are located separately toward the homes rear, featuring built-ins wardrobes, and serviced by a family sized bathroom.

At the heart of the home, the kitchen impresses with an expansive stone topped island, glass finished splashback, a 900mm oven, 5-burner gas cooktop, rangehood and dishwasher. A walk-in pantry provides extra storage, while the island doubles as a breakfast bar for casual eats.

Multiple living spaces ensures everyone is catered for, with a separate

4  2  2 

FOR SALE
\$888,000

AGENTS

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Interested parties must rely solely on their own enquiries.



media room for movie nights, plus the open plan living and dining area that flows seamlessly to the undercover alfresco that over looks the yard space - the perfect spot for weekend BBQs and easy entertaining.

The secure yard is a blank canvas and family-friendly, and added bonuses come along the way with a solar system, ducted air conditioning, instantaneous gas hot water, NBN & remote garage access.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1EGBF6H
Property Type	House
Land Area	665 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

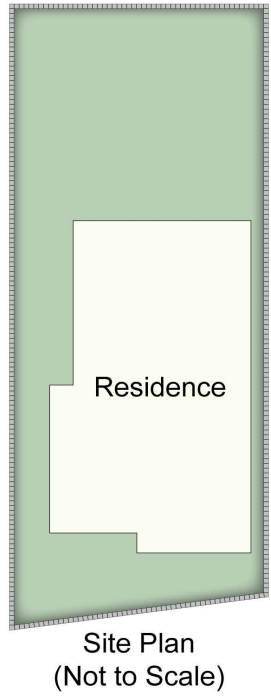
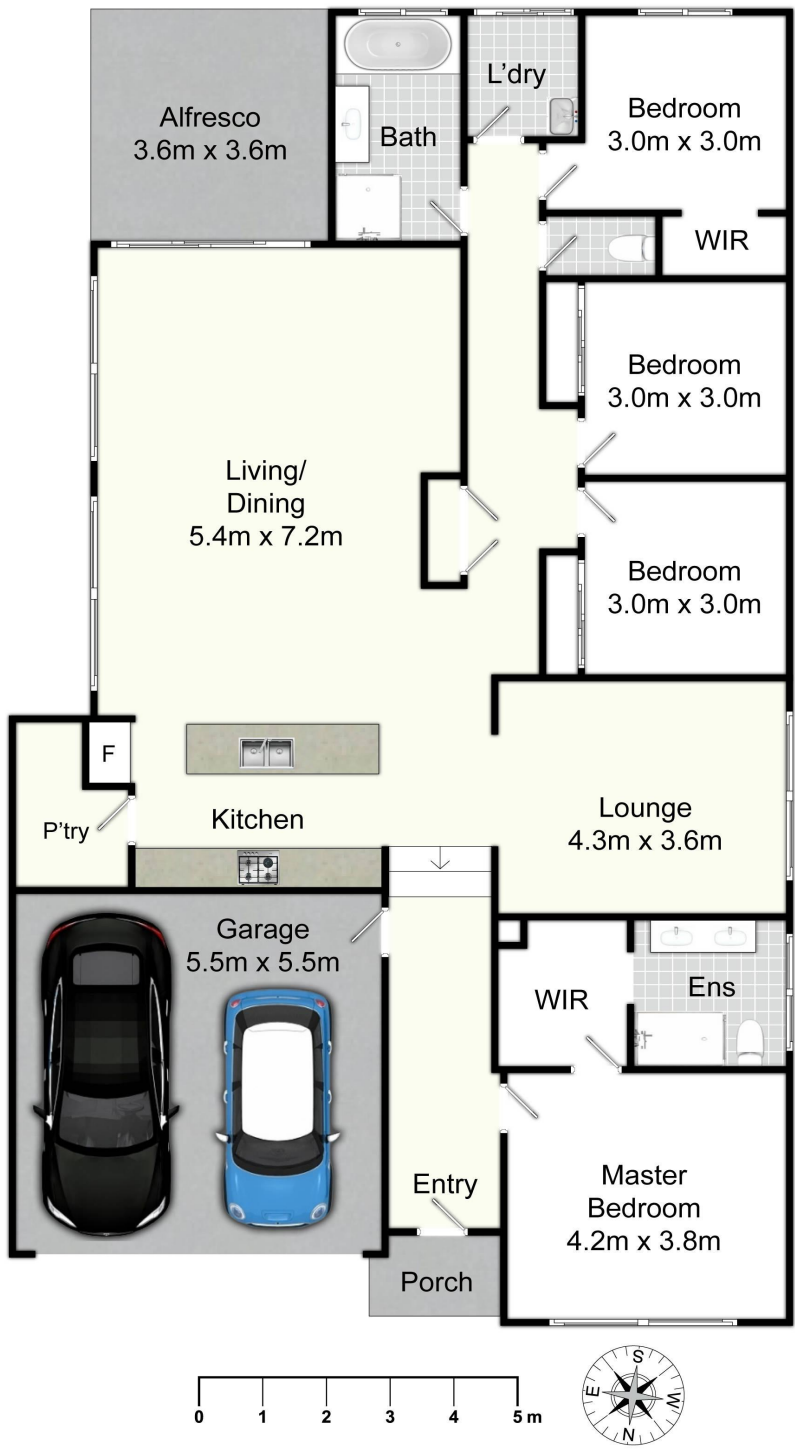
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