



45 Dunnart Street, Aberglasslyn

## MODERN DESIGN, COMFORT IN MIND!




Discover the perfect blend of modern living and comfort in this charming 4-bedroom brick home with a sleek colorbond roof, nestled in the quiet back streets of the sought-after suburb of Aberglasslyn.

Impeccably designed and thoughtfully laid out, this home offers appealing features that will cater to the needs of your family and lifestyle. Light-filled open plan family and meals area, serviced by reverse cycle air conditioning system to keep you cool during warm summer days.

Unwind and enjoy quality time together in the second living/theatre room, providing ample space for TV nights or just for relaxation.

The heart of this home is undeniably the stylish kitchen that takes center stage in the living space. Adorned with elegant stone benchtops, the kitchen boasts a 900mm oven and a gas stove top, making cooking a pleasure and catering to your culinary desires.

The master bedroom featuring an ensuite bathroom and a walk-in robe, offering a private sanctuary for you to relax and rejuvenate. The other three bedrooms come complete with built-in robes, ensuring

4  2  2 

**FOR SALE**  
\$728,000

### AGENTS

Kane Bradley  
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### AGENCY

LJ Hooker Maitland  
(02) 4933 5511

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 **LJ Hooker**

ample storage space and comfortable living for every member of the family.

Step outside to the rear alfresco area, where you can bask in the serene ambience and enjoy sprawling views of the surrounding rural farmland. It's the ideal spot to entertain guests, host family gatherings, or simply unwind with a cup of coffee on a peaceful morning.

Convenience is at your doorstep with a double garage featuring an automatic opening remote door and internal access, providing ease and security for your vehicles and belongings.

Location-wise, you'll find this residence incredibly advantageous, as it is situated close to local shopping centers, reputable primary and secondary schools, the CBD, and a nearby train station that offers direct access to the bustling city of Newcastle.

If you're looking to invest or add to your portfolio the home is currently tenanted to excellent long term tenants who would be willing to enter into a new lease to remain at the property.

Contact the agent Kane Bradley on 0423 525 335 today to arrange an inspection and witness firsthand the charm and allure of this modern gem.

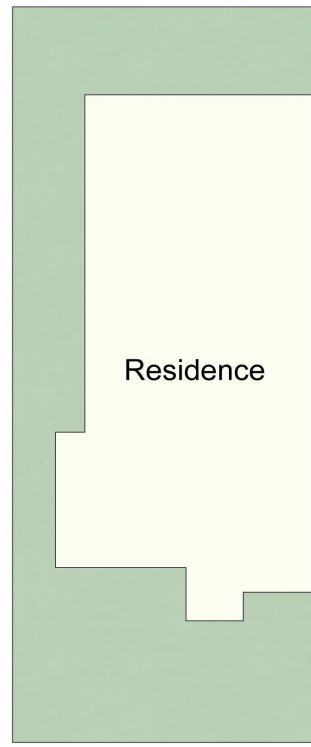
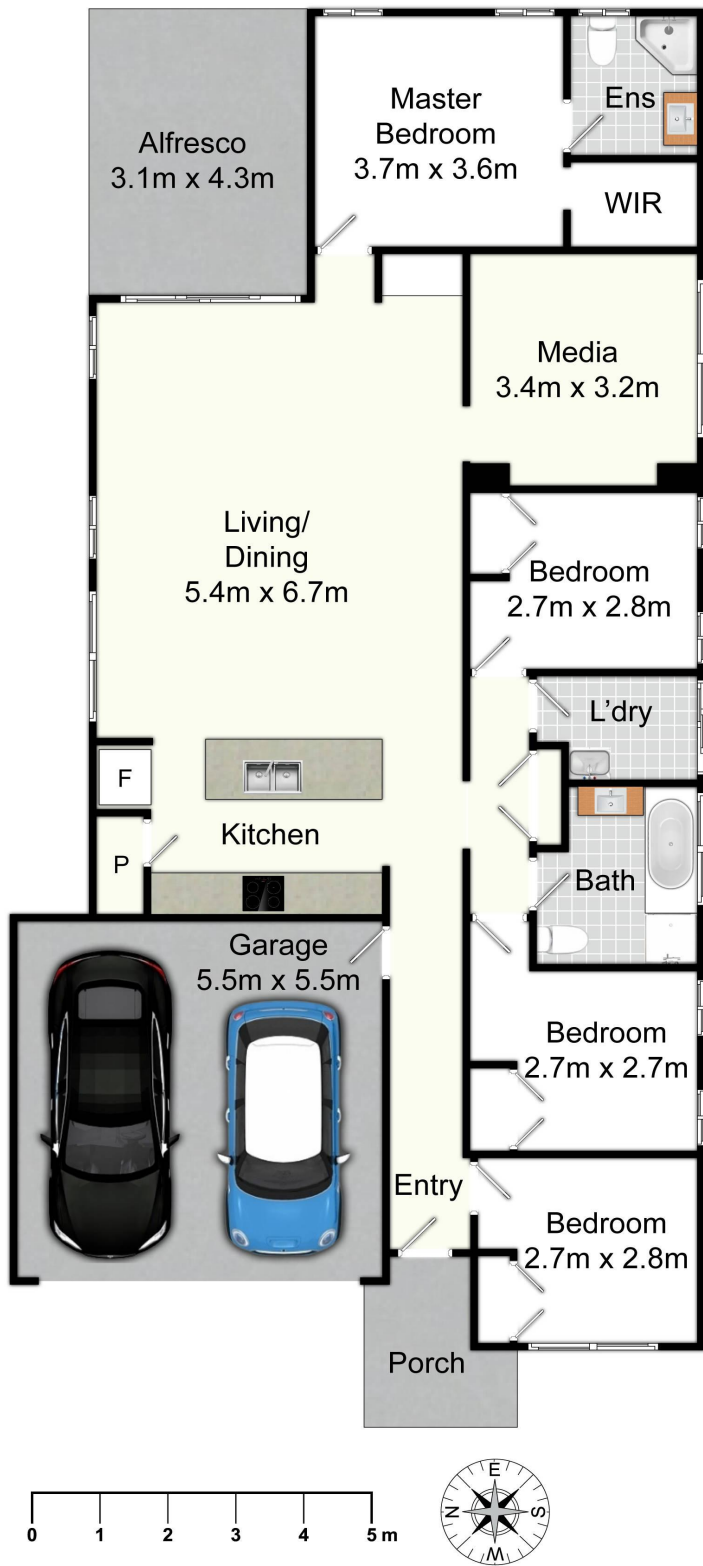
## MORE DETAILS

Property ID	M5BW
Property Type	House
Land Area	401 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Exhaust
	Liveability
	Security Access

**Kane Bradley 0423 525 335**  
Director | [kbradley.maitland@ljhooker.com.au](mailto:kbradley.maitland@ljhooker.com.au)

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Site Plan  
Not To Scale

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