



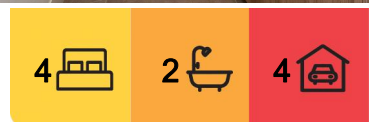
Aberglasslyn, 541 Oakhampton Road

LARGE HOME SIDE ACCESS + SHED

Set on a generous 721sqm block, with fantastic side access & undercover caravan/carport is this beautiful four-bedroom plus study brick and tile home that offers a seamless blend of modern living, comfort, and functionality. Approximately 13 years young, this home delivers you a perfect balance of family living and entertaining, with multiple indoor and outdoor living spaces for all members of the family to enjoy.

Step inside to discover a thoughtfully designed layout, featuring three distinct living areas tailored to suit every family member's needs. At the front of the home, you find the master bedroom, a true parents retreat, huge in size & boasting a double-door entry, walk-in robe, and a open ensuite with dual basins and an oversized shower.

Pressing deeper into the home, a centrally located lounge room and a large floor-to-ceiling window offers a cozy retreat, while a separate activity room provides a dedicated play zone for children. The heart of the home promotes a gourmet kitchen, complete with stone



For Sale
\$879,000

View
ljhooker.com.au/1DWWF6H

Contact
Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au



LJ Hooker Maitland
(02) 4933 5511

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benchtops, a 900mm gas cooktop and oven, a double-door pantry, and a breakfast bar for casual eats. The kitchen overlooks the family and dining area, where glass stacker doors create an effortless flow to the outdoor spaces.

Outdoors, the expansive undercover alfresco area is the ultimate entertaining space, complete with a barbecue area. The fenced backyard is a private haven for children, featuring lush gardens, a vine-covered pergola, and plenty of greenspace.

A 3m x 6m Colorbond shed/workshop and a high-clearance side carport offer ample space for storing boats, caravans, or additional vehicles, while the double garage provides secure internal access.

Back inside the 3 additional bedrooms, all with built-in robes, are situated around the main bathroom, which features a deep bathtub, a timber-look vanity, and a separate toilet. Additional highlights include a home office or nursery, a spacious laundry with ample storage, and zoned ducted air conditioning for year-round comfort.

Perfect for families seeking space, modern comforts, and exceptional outdoor living, this home is ready to impress! For the investors, returns circa \$725pw could be realised.

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

| | |
|----------------------|---|
| Property ID | 1DWWF6H |
| Property Type | House |
| Land Area | 721 m2 |
| Including | Ensuite Air Conditioning Toilets (2) Alarm Built-in-Robes Close to Schools Close to Shops Close to Transport |

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

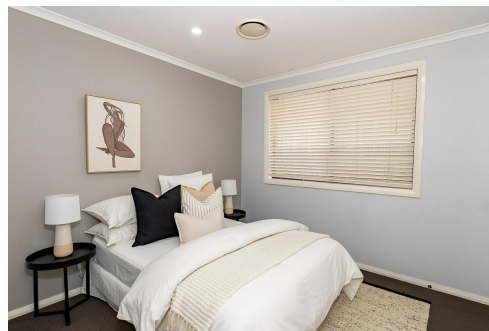
Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | bcotton.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320

maitland.ljhooker.com.au | maitland@ljhooker.com.au



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TOTAL: 180 m2
FLOOR 1: 180 m2
 EXCLUDED AREAS: GARAGE: 42 m2, CARPORT: 28 m2, PORCH: 3 m2,
 COVERED PATIO: 73 m2

FLOOR PLAN

541 Oakhampton Road
 Aberglasslyn

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.



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