



6 Golden Whistler Avenue, Aberglasslyn

Set, Leased & Ready to Go!

Aberglasslyn time & again continues to bring forth fantastic opportunities across the board. This brick & tile four-bedroom residence presents an outstanding opportunity for investors, with a day one tenancy in place. The property delivers a practical floor plan, low-maintenance living and for those seeking an SMSF option, well.. here's one for you to jump on!

The home offers a generous separate family room upon entry before breaking out through to the spacious kitchen, dining and living zone at the rear. Flowing seamlessly outdoors, the covered alfresco provides the perfect spot to entertain family and friends or simply enjoy a quiet afternoon, while split system air conditioning ensures year-round comfort.

The bedrooms total 4, serviced by two bathrooms including ensuite to the master, while the double automatic garage provides secure parking and additional storage.

Currently leased at \$650 per week with an increase to \$680 in September, the property is ideal for investors with no downtime to be experienced.

Positioned within the ever-popular suburb of Aberglasslyn, the

4 2 2

FOR SALE

\$829,000 to \$849,000

VIEW

Sat 25th Jul @ 11:15AM - 11:45AM

AGENTS

Todd Fisher
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Ben Cotton
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AGENCY

LJ Hooker Maitland
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Interested parties must rely solely on their own enquiries.



convenience of nearby schools, local shopping, public transport, parks and playgrounds is on the proverbial backdoor step, and the Maitland CBD, Green Hills Shopping Centre and the Hunter Expressway all within easy reach.

- * Note, photos used from previous marketing campaign , lawns have been digitally enhanced.

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

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MORE DETAILS

Property ID	1FC2F6H
Property Type	House
Land Area	450 m2
Including	Ensuite
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Todd Fisher 0438 592 920

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