



Aberglasslyn, 65 Birch Grove

Quality Family Home in Great Location!

Set across a single level, this much loved brick and tile home is located in the ever popular suburb of Aberglasslyn, set amongst other established homes & super close to all your life style "must haves", from schools, to shops & transport - ensuring this home is one well suited to all buying groups!

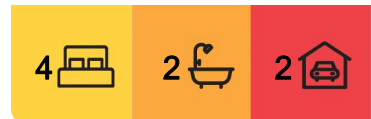
The exterior of this home sets the bar high, immaculate in its approach, and as you enter, you feel immediately at home, here at number 65. Internally, she offers you four well-appointed bedrooms, each carpeted and fitted with in built-in wardrobes. The master suite elevates the experience with a walk-in wardrobe and an ensuite.

The remaining sleeping arrangements are all thoughtfully placed together in their own wing, in close proximity to the full sized bathroom & laundry.

Living options abound including a separate lounge/media space for movie night, and an



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$750,000

View
ljhooker.com.au/1DUUF6H

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open plan design at the rear ensures that there's plenty of room to entertain guests or enjoy quality time with loved ones, while the connectivity to the awesome undercover alfresco is an absolute standout & a great space to kick back on the weekends, firing up the BBQ undercover & enjoy the continued Summer ahead. Double gates also allow access to the yard from the frontage.

Other notable features include;

- Large kitchen with stainless steel appliances & prep bench space
- Versatile floorplan for relaxed living
- Walk-in robe and ensuite to master bedroom
- Air conditioning
- Combustion firebox to beat the winter blues
- Attached double garage with internal access
- Secure & spacious rear yard
- Awesome undercover deck/alfresco
- Large Solar system for cheaper electricity

This home should be at the very top of your inspection list, and we welcome your immediate interest.

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	1DUUF6H
Property Type	House
Land Area	649 m2
Including	Ensuite Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

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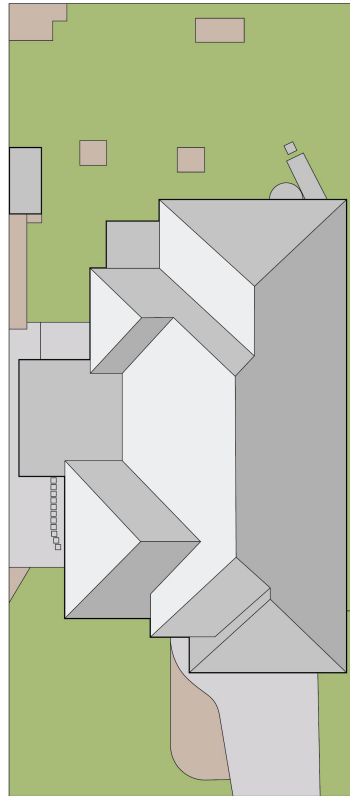


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FLOOR PLAN



SITE PLAN



65 Birch Grove
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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Maitland

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