



6/53 Warbler Street, Aberglasslyn

STYLISH, SPACIOUS & EXCEPTIONALLY PRESENTED!

Positioned within the tightly held Rosehampton Estate, this immaculate Hamptons-inspired residence delivers a lifestyle of effortless sophistication, comfort and quality. Beautifully presented from front to back, every detail of this stunning two-bedroom home has been thoughtfully designed to create a warm and inviting sanctuary ideal for professional couples, downsizers, retirees or small families alike.

Step inside and immediately appreciate the sense of space created by the high ceilings, neutral colour palette and abundance of natural light flowing throughout the home. Impeccably maintained and finished to an exceptional standard, the interiors showcase wall-to-wall tiled flooring through the living zones, complemented by plush carpets to both bedrooms for added comfort. Ducted zoned reverse-cycle air conditioning and ceiling fans ensure year-round climate control.

At the heart of the home lies a beautifully appointed gourmet kitchen featuring soft-close matte cabinetry, sleek stone benchtops, stainless steel appliances, gas cooktop and dishwasher - perfectly blending style with practicality. The luxurious bathroom is equally impressive, boasting floor-to-ceiling tiling, a separate shower, elegant pod bathtub

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FOR SALE
\$635,000-\$655,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and convenient powder room.

Glass sliding doors seamlessly connect the indoor living to a tiled alfresco entertaining area, ideal for relaxed gatherings or quiet mornings outdoors. Residents also enjoy access to the shared BBQ and picnic facilities within the estate.

Completing this flawless package is a secure single garage with remote access and internal entry, while a fully equipped shopping village, café, medical facilities and everyday conveniences are located less than one kilometre away.

Currently tenanted to excellent tenants as evident by the condition of the property, currently in a fixed lease until October 2026.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1F59F6H
Property Type	Unit
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Liveability

Kane Bradley 0423 525 335

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