



39 Aberglasslyn Road, Rutherford

Nest or Invest!

Positioned within a convenient and family-friendly pocket of Aberglasslyn, this neat and tidy home offers comfortable living with a practical floorplan, modern updates, and excellent side access! perfect for first home buyers, downsizers, or savvy investors alike.

Stepping inside, the home welcomes you with carpeted interiors and a functional layout designed for easy everyday living. There are three bedrooms, with the first two offering built-in wardrobes, ceiling fans, and generous ceiling heights that create an added sense of space. The third bedroom provides flexibility as a nursery, guest room, or home office. Solar Power installation also guarantees reduced power bills while helping out the environment with clean energy options as well.

Centrally positioned within the home, the lounge room is comfortably appointed with carpet flooring and split-system air conditioning, ensuring year-round comfort for the whole family. Flowing through, the kitchen presents neat and practical with laminate benchtops, excellent storage, and ample preparation space while overlooking the rear entertaining area.

Wrapping around from the kitchen, the updated bathroom delivers a fresh and modern feel, complete with floor-to-ceiling tiles, bath and

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FOR SALE
Guide \$750,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

shower, modern vanity, and a separate toilet for added convenience. Tucked away nearby, the home also features a compact updated internal laundry.

Glass sliding doors open seamlessly to the rear deck, offering the ideal space for entertaining or relaxing while overlooking the private backyard. The deck is a great addition for a fantastic outdoor entertaining space. The backyard itself offers great privacy, while the wide driveway side access leads through to a double Colourbond garage! adding incredible practicality and future potential.

Set on a manageable block with plenty of usable outdoor space, this is a fantastic opportunity to secure a solid home with modern touches and room to further enhance over time.

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 DETAILS

Property ID	1F5YF6H
Property Type	House
Land Area	476 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Todd Fisher 0438 592 920

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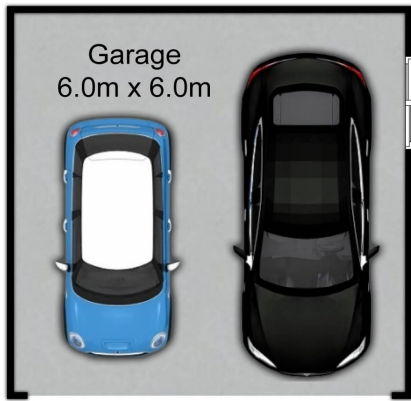
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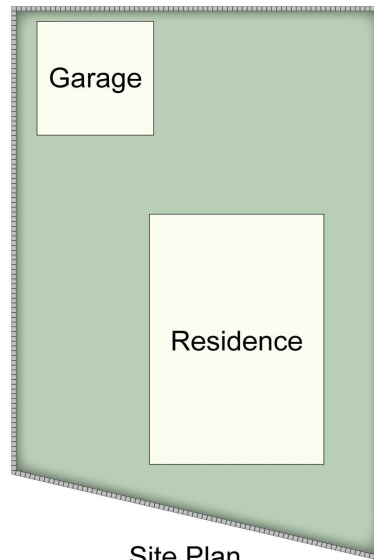
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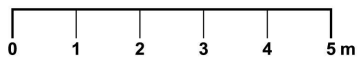
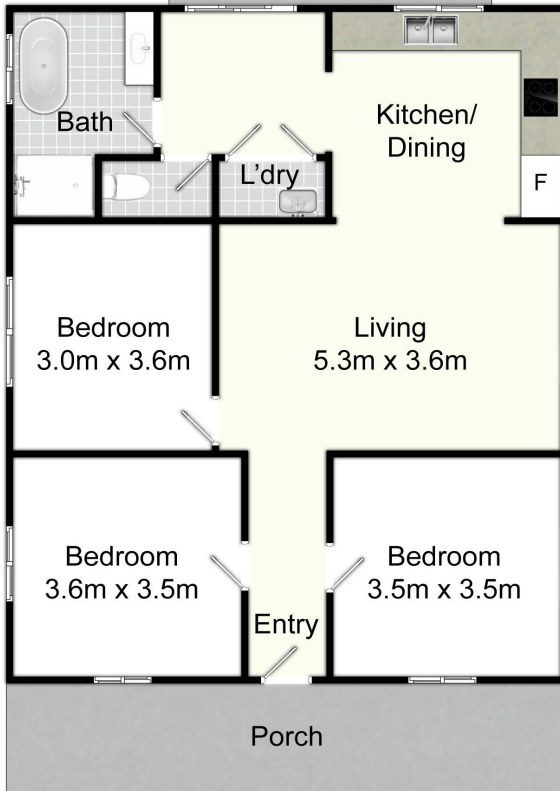




(Not In Position)



Site Plan
(Not to Scale)



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 **LJ Hooker**
Maitland

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