

## FOR SALE

### PREMIUM HOME WITH QUALITY INCLUSIONS

Perfectly positioned on one of Aberglasslyn's most prestigious streets and surrounded by other similar properties, this beautiful Beechwood home is one you will be proud to call your own.

The home itself boasts:

- Designer kitchen with walk-in pantry, Caesarstone benchtops with waterfall edges and 900mm SMEG freestanding gas cooker
- Two main living areas plus dedicated theatre room
- King size master bedroom with large walk in robe
- A fully functional guest bedroom with own ensuite provides plenty of space for a growing family, in-laws or visitors from out of town
- Three queen size bedrooms, all with built-in robes
- 3 bathrooms, two with double sinks and separate shower / bath
- Separate study area
- Fully fenced level backyard

This refined residence has an abundance of quality fittings and inclusions that include:

- A comprehensive security system with multi zone cameras that can be displayed on your TV or mobile app
- An Actron Premium ESP multi zoned ducted reverse cycle air conditioning unit keeps you cool in summer and warm in winter
- Quality wooden plantation shutters
- Extra wide 1200mm front door and coffered entry
- 2.7 metre ceilings
- Water tank with full grey water system

A covered alfresco area that overlooks the serene fields and mountains is the perfect place to start your day with a coffee, or end the day with a glass of bubbly.

Side access to the 9 x 6m back shed with ample storage make this ideal for the hobbyist, handyman or anyone wanting extra space.

To top it off, this property is close to schools, McKeachies Run shops, Maitland Hospital and Green Hills.

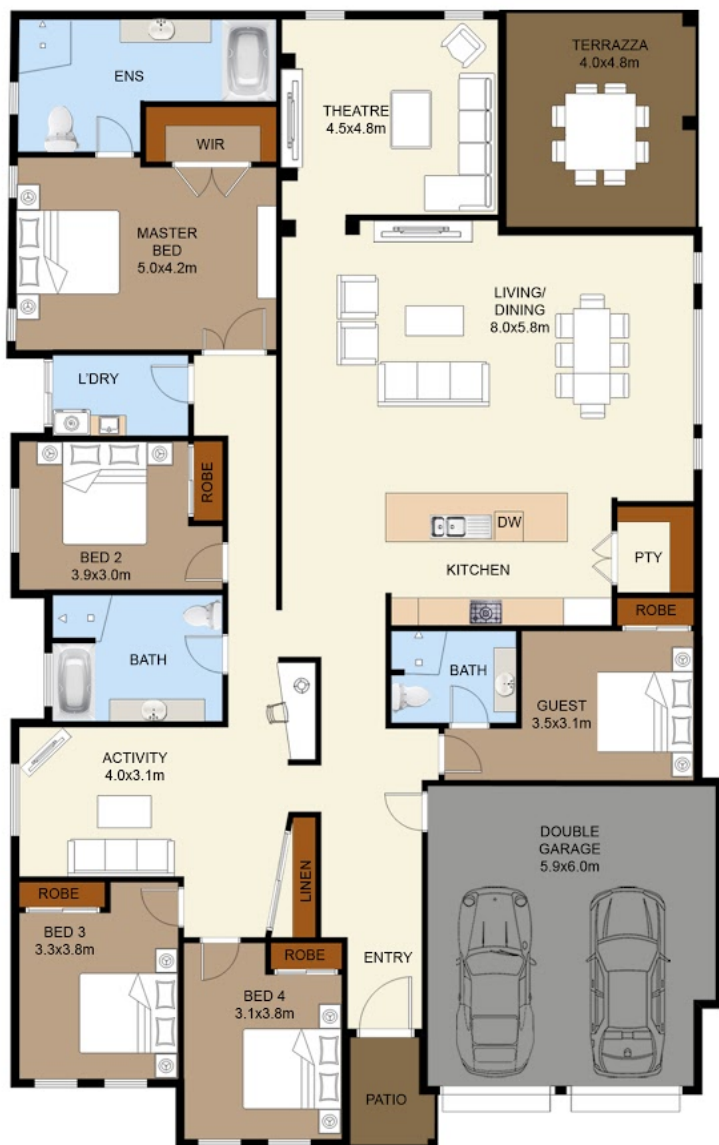
5 BED | 3 BATH | 4 CAR

PRICE:  
\$710,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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