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## Property Details



**97 McKeachie Drive,  
ABERGLASSLYN**

**Three Bedroom Home for Families or  
Investment, This Home Has Endless  
Potential**

### Property

Air Conditioning

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Introducing a modest and practical three-bedroom home in the heart of Aberglasslyn. A sensible choice for first-time buyers, growing families, or savvy investors.

This unpretentious residence features two bathrooms, providing just what you need without unnecessary frills. With three bedrooms, there's enough space for your family or potential tenants. The two designated car spaces ensure convenient parking, catering to your daily needs without any fuss.

Step outside to discover a no-nonsense outdoor area, perfect for those who appreciate functionality. Giving you the simplicity for non-lawn lovers.

Convenience is key, as this property is within driving distance of all amenities. Whether it's schools, shops, or local services, everything you need is just a short two-minute drive down the road. Embrace the ease of everyday living without the need for extravagant features.

In summary, this three-bedroom house in Aberglasslyn is a down-to-earth option for those seeking a sensible and straightforward home. Ideal for first-time buyers, families, or investors who appreciate practicality over unnecessary luxuries.

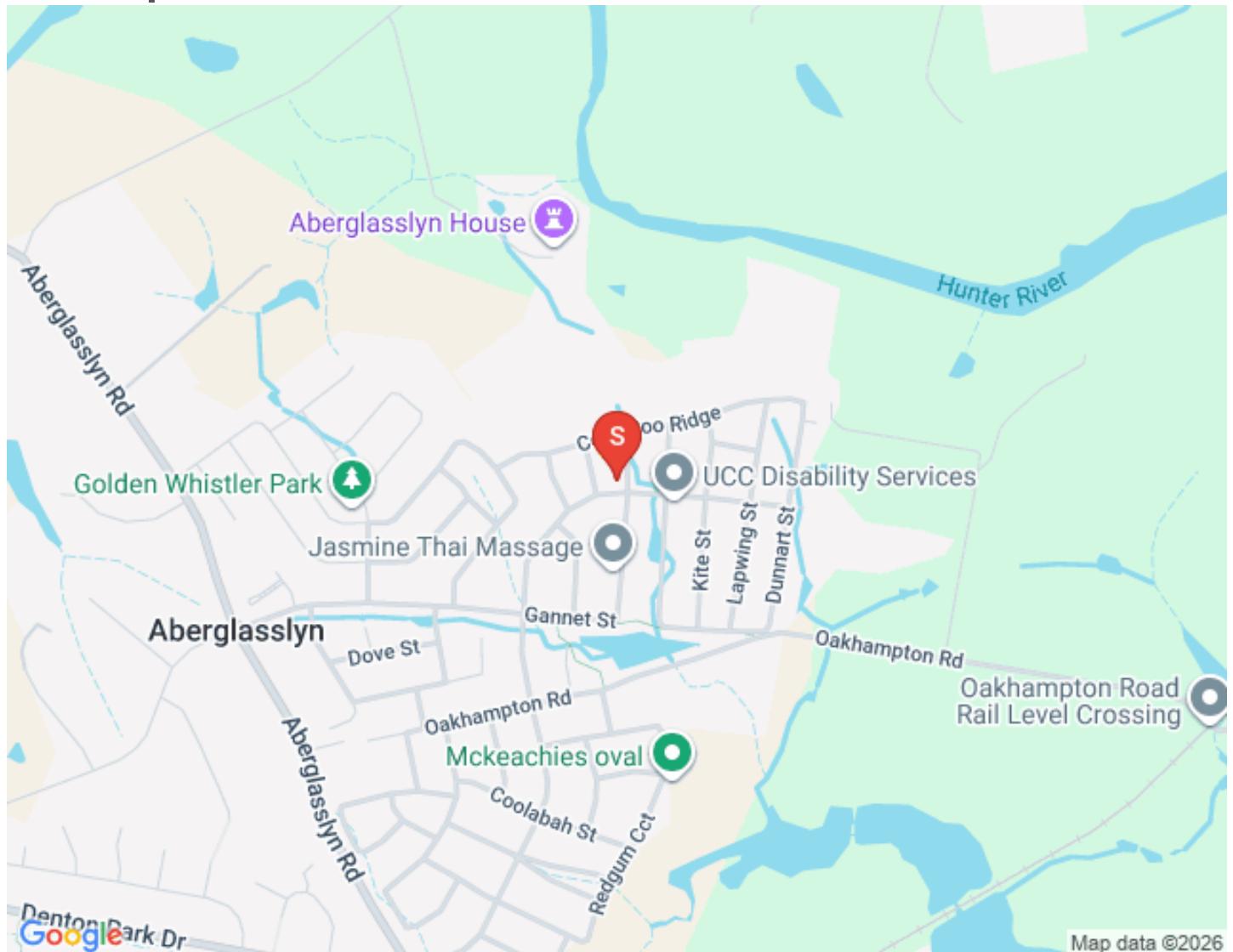
Don't expect grandeur♦just the essentials for comfortable living in a convenient location.

This property is proudly marketed by Pat Howard and Aiden Procopis. Contact 0408 270 313 or 0456 664 481 for further information or to book your onsite inspection.

Disclaimer: 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.

First National Real Estate Maitland - We Put You First.

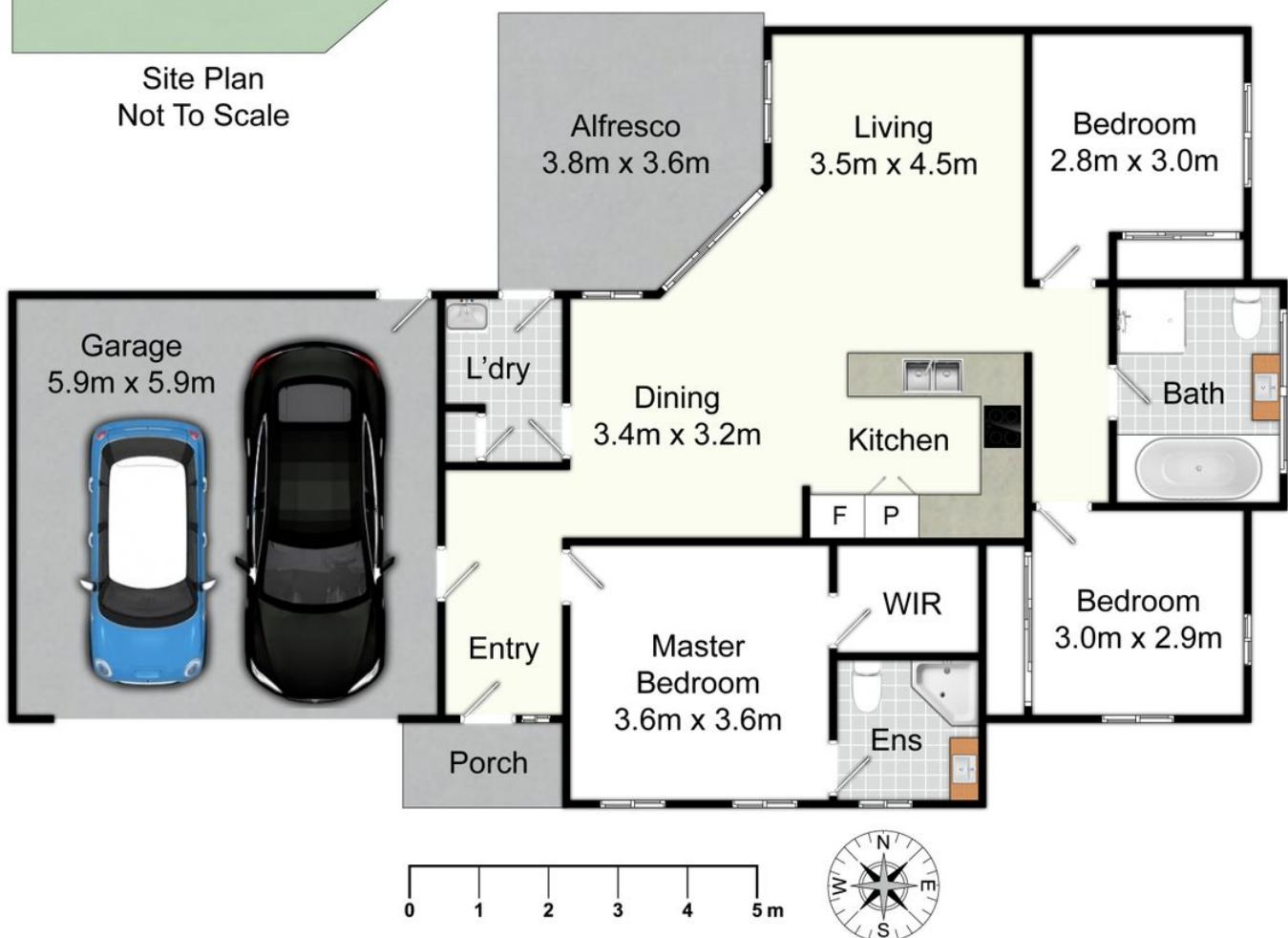
## Next Open Home:



## Floorplan



Site Plan  
Not To Scale



97 McKeachie Dr, Aberglasslyn

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Property Video

## Property Inclusions

### Exterior

#### FRONT

Manhole in garage

Front porch

Remote garage door

Two Gum Trees

Retained gardens

Letterbox

#### REAR

Concrete floor

Pedestrian rear access on both sides

Established gardens

Clothesline

Gas Tank

Fully fenced

# Living Areas

## LIVING ROOM

Dark brown textured carpet

Two square glass lights

Three cream vertical blinds

Two clear glass windows

Clear glass sliding door

Fly Screen

Three double power points

TV point

Gas point

Mitsubishi wall mounted AC plus remote

# **Bedrooms**

## MASTER BEDROOM

Dark brown textured carpet

Two cream vertical blinds

Two clear glass windows

Three double power points

Walk-in robe

Rooks and shelves

One TV point

One phone point

## BEDROOMS TWO - THREE

Dark brown textured carpet

Wardrobes

Two cream vertical blinds

Frosted glass light

Double power point

# Kitchen

KITCHEN

Biege tiles

Square glass light

Four burner gas cooktop

Euromaid stainless steel electric oven

Brown Laminex tops with brown tile splashback

Microwave neish

Double stainless steel sink

Dishwasher

Pull out range hood

Biege laminex doors and drawers

Fridge neish

# **Wet Areas**

## **ENSUITE**

Biege tiles

White vanity

Wall mounted mirror

Clear glass shower screen

Double power point

Sliding window with flyscreen

Cream vertical blinds

Chrome hardware

## **BATHROOM**

Biege tiles

White vanity

Wall mounted mirror

Double power point

Clear glass shower screen

Sliding window with flyscreen

Cream vertical blinds

Chrome hardware

## Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)

[Rental Comparable Analysis](#)

## Comparable Sales



### UNIT 1 13 ARROWGRASS ST ABERGLASSLYN NSW 2320

3 Bed | 2 Bath | 2 Car

\$625,000

Sold on: 31/08/2023



### 2 KODA CL ABERGLASSLYN NSW 2320

3 Bed | 2 Bath | 2 Car

\$666,000

Sold on: 19/10/2023



### 194 DENTON PARK DR ABERGLASSLYN NSW 2320

3 Bed | 2 Bath | 1 Car

\$630,000

Sold on: 23/10/2023

## Around Aberglasslyn



Located on the Western end of the Maitland area with Rutherford's central business district just moments away, Aberglasslyn offers market newcomers and young families a central position close to a myriad of community facilities, leisure activities, vibrant shopping centres and sporting areas. Originally known as "County Estate" this family oriented suburb has gained plenty of momentum in recent years and is considered to be one of the Lower Hunter's highest growth suburbs.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Aberglasslyn falls on the traditional lands of the Mindaribba people.

## Schools

Rutherford Primary School

Rutherford Technology High School

Maitland Primary

## About Us

[Phone Pat](#)

[Email Pat](#)

## Disclaimer

First National David Haggarty a declare that 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 inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.