



63 Birch Grove, ABERGLASSLYN, NSW 2320

Modern Family Home or Smart Investment Opportunity

Perfectly positioned just 2.2km from Rutherford Technology High School and only 750m to McKeachies Run Shopping Centre, this well-presented four-bedroom family home offers exceptional convenience, comfort and space. Ideal for families, first-home buyers or investors, the home features multiple living areas, modern inclusions and a secure backyard-everything you need for easy family living.

Key Features:

Four generous bedrooms, including master suite with walk-in wardrobe and private ensuite

Open-plan living and dining area, ideal for families and entertainers

Second separate living area-perfect for a media room, kids' rumpus or home office

Modern kitchen with gas cooktop, dishwasher and ample storage

Air-conditioning for year-round comfort

Built-in wardrobes to additional bedrooms

TYPE: For Sale

INTERNET ID: 124P2411

SALE DETAILS

Preview

CONTACT DETAILS

Advantage Group – Hunter Valley

Shop 8, Thornton Shopping Centre

Thornton, NSW
(02) 4964 1862

Garry Fairhurst
0414 486 103

Covered alfresco area, perfect for outdoor dining and entertaining

Large, fully fenced backyard-great for kids and pets

Double lock-up garage with internal access and remote entry

Location highlights:

750m to McKeachies Run Shopping Centre (Woolworths, medical, caf  s, specialty stores)

2.2km to Rutherford Technology High School

Close to childcare, parks, sporting fields and walking trails

Easy access to Maitland CBD, Rutherford Shopping Centre, and major transport routes

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Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 649.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





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Main Floor Total Interior 129sqm



Site Plan
Back



Front



Advantage Group

Measurements are approximate and are to be used only as a guide