



**CALLING INVESTORS, DOWNSIZERS & FIRST HOME BUYERS! ALL THE WORK HAS BEEN DONE!**



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## 1/131 Denton Park Drive, Aberglasslyn

**Sold for \$490,000 (Jul 05, 2024)**

Bordering a peaceful pocket of nature reserve, this highly comfortable 3 bedroom duplex unit is situated in a highly desired location making a great option for investors, downsizers & first home buyers alike!

Featuring high comfort appointments throughout, this fuss-free unit features easy-clean tiled flooring, ceiling fans throughout, and split-system air conditioning for year round comfort.

The lovely fully fenced backyard is quiet and peaceful, overlooking a private nature reserve with no neighbours at the rear.

Located in the popular Aberglasslyn estate within walking distance to the nearby local shopping centre, including Woolworths, local cafe and chemist, this welcoming unit will appeal to a variety of buyers.

- Brick & tile 3 bedroom duplex
- Open plan living/dining area upon entry with ceiling fan & split system a/c
- Sundrenched front porch

**Property ID:** L27044972

**Property Type:** DuplexSemi-detached

**Garages:** 1

**Carolyn Wallis-Tomlins**

0488 061 192

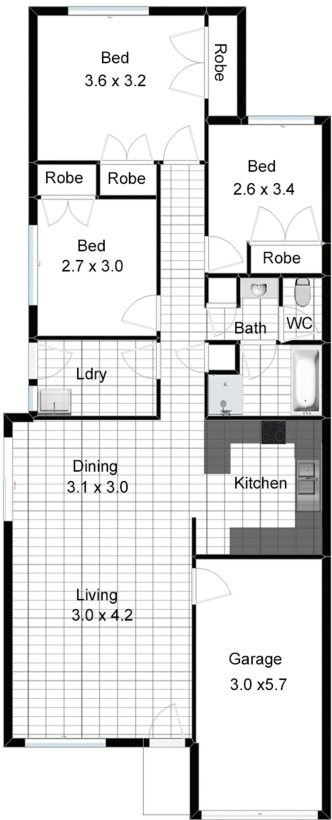
carolyn.wallistomlins@kurri.rh.com.au

- Tidy central kitchen with electric cooking
- Three bedrooms appointed with built-in robes & ceiling fans
- Main bathroom with separate bath & toilet
- Fully fenced rear yard with peaceful reserve setting
- Single garage
- Sought after estate location
- Currently leased \$450 per week

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.

FLOOR PLAN

SITE PLAN (Not to Scale)



**IMPORTANT INFORMATION**

Dimensions & Areas are a guide and approximate only  
Direction of North is an Indication Only

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