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Property Details



**240 Denton Park Drive,
Aberglasslyn**

UNDER CONTRACT

4  2  2  **\$735,000**

Air Conditioning

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

Secure Parking

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Located just 500 meters from McKeachie's Run Shopping Centre, this thoughtfully designed single-level home offers the perfect blend of modern comfort and easy living. The well-planned layout revolves around a central kitchen, creating a warm and welcoming hub that connects two spacious living areas. With four generously sized bedrooms, two stylish bathrooms, and a double garage, this property caters perfectly to the needs of growing families.

The north-facing backyard bathes in sunlight, providing an ideal space for outdoor activities and relaxation. Nestled on a quiet, family-friendly street, the home enjoys proximity to essential amenities like playgrounds, parks, schools, and shopping. Maitland's vibrant CBD is only an eight-minute drive away, while Stockland Greenhills, with its array of shops and dining options, is just 13 minutes down the road. For commuters, quick access to major link roads ensures an easy drive to Newcastle or the Hunter Valley.

This home stands out for its practical features, including a brick and tile construction on a 663 sqm block, two living areas, and a sunny alfresco patio. The four bedrooms are equipped with built-in or walk-in robes, with the main bedroom enjoying the added luxury of an ensuite. The family bathroom is complete with a bathtub and shower, while the kitchen offers quality

appliances, including a gas cooktop, under-bench oven, and dishwasher. Additional conveniences include split-system air conditioning, a gas outlet for heating, internal access from the double garage, and extra driveway parking.

Whether you're running errands at Woolworths just 500 meters away, exploring the nearby parks and sports ovals, or dropping the kids at local schools like Rutherford Public or Rutherford High, everything you need is close at hand. This is a home where modern living meets ultimate convenience!

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

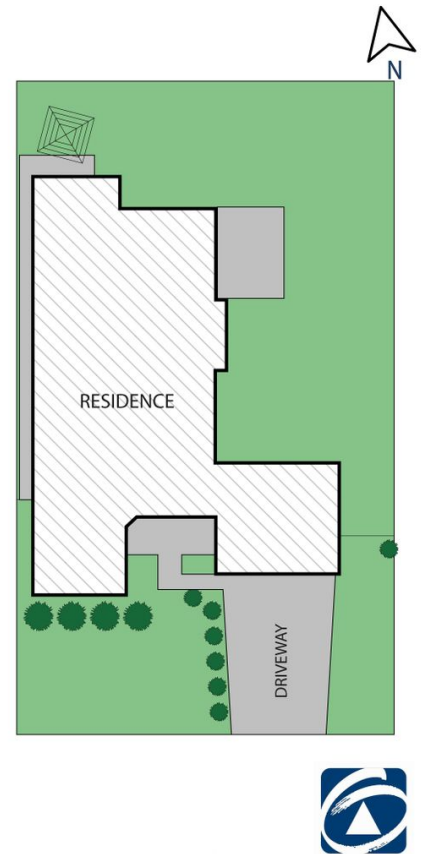
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate - We Put You First

Property Floorplan



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240 DENTON PARK DRIVE, ABERGLASSLYN

Property Inclusions

Living Areas

FAMILY | DINING ROOM

Oyster light

Lino floor

Split system A/C

Access to backyard patio

Double power points

LIVING ROOM

Lino Floor

Two oyster lights

Double power points

Television point

Kitchen

KITCHEN

Breakfast Bar

Oyster light

Single stainless steel sink

Grey cabinetry

Double power points

Tiled floor

Stainless steel dishwasher

Oven & stove

Bedrooms

BEDROOM ONE - THREE

Built in robe

Oyster light

Dark grey carpet

Vertical blinds

Double power points

MAIN BEDROOM

Walk in robe

Ensuite

Oyster light

Double power points

Vertical blinds

Grey carpet

Wet Areas

BATHROOM

Toilet

Bath tub

Single vanity

Wall mounted mirror

Frosted glass window

Shower

Exhaust fan

Lights

ENSUITE

Toilet

Single vanity

Wall mounted mirror

Frosted glass window

Shower

Exhaust fan

Lights

Extras

EXTRAS

Backyard patio

Double automated garage door

Comparable Sales



57 BIRCH GROVE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 650

\$748,000

Sold ons: 18/12/2024

Days on Market: 16



59 BIRCH GROVE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 652

\$745,000

Sold ons: 13/12/2024

Days on Market: 40



46 ADAM AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 1 Bath | 2 Car

Land size: 680

\$720,000

Sold ons: 07/08/2024

Days on Market: 17



11 PEPPERTREE CIRCUIT, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 840

\$760,000

Sold ons: 21/08/2024

Days on Market: 36



4 GLIDER CLOSE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 555

\$725,000

Sold ons: 26/08/2024

Days on Market: 15



8 MOUNTVIEW PLACE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car
\$742,000
Sold ons: 16/07/2024
Days on Market: 33

Land size: 821.9



95 BUDGEREE DRIVE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car
\$775,000
Sold ons: 07/06/2024
Days on Market: 38

Land size: 801



4 TREEFERN CLOSE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 4 Car
\$750,000
Sold ons: 26/08/2024
Days on Market: 40

Land size: 782

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Relevant Documents

[Rental Estimate](#)

[Rental CMA Report](#)

[Marketing Contract](#)

About 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 School
- St Paul's Catholic Primary School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic High School Lochinvar
- Hunter Valley Grammar School

Cafes and Restaurants

- Cuppa Joe Cafe
- Addil Indian & Kebab Restaurant
- The Bradford Hotel
- Bliss Coffee
- Breezes Cafe
- The Rutherford Hotel

Shopping

- McKeachie Shopping Complex
- Rutherford Shopping Complex
- Rutherford Super Center

About Us



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

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With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

[Email or Call Mick](#)

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.