



## 70 Birch Grove ABERGLASSLYN NSW

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Located just a stone's throw from local shopping centres and a short distance to The Levee complete with its many restaurants, cafes, bars, cinema and retail shops, this family-friendly home is ready for you to simply move in and enjoy. An ideal home for those wanting a premium location or a savvy addition to the property portfolio.

Striking a balance between timeless sophistication and modern ease, the home delivers lifestyle luxury in a popular locale. A generous layout focusing on separate living spaces flowing externally to the covered outdoor alfresco, ideal for entertaining and long lunches in the sun while watching the children play in the secured yard.

- The neutral-toned kitchen is spacious boasting plenty of cupboard and bench space
- Split system air conditioning to keep you comfortable all

**Price** : \$ 495,000  
**Land Size** : 651.9 sqm  
**View** : <https://www.petersrealestate.com.au/sale/nsw/hunter-valley-lower/aberglasslyn/residential/house/7257943>



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