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Property Details



1/51 Warbler Avenue, ABERGLASSLYN

UNDER CONTRACT

2 2 1 **$525,000**

We proudly present a fantastic opportunity for you to own a charming 2-bedroom, 2-bathroom unit that is perfect for first-time buyers or savvy investors looking to expand their portfolio.

Nestled in a peaceful and family-friendly neighborhood, this unit offers a wonderful blend of modern convenience and comfort. The open-plan living and dining area create a warm and inviting atmosphere, ideal for entertaining friends and family. The contemporary kitchen boasts stainless steel appliances, ample storage, and sleek countertops, making it a culinary haven for aspiring chefs.

The master bedroom is a spacious retreat, complete with an ensuite bathroom for added privacy and convenience. The second bedroom is perfect for guests, a home office, or even a nursery. Both bedrooms feature built-in wardrobes, providing plenty of storage space and maintaining a clutter-free living environment.

The property also features a second well-appointed bathroom, ensuring that morning routines run smoothly and efficiently. Imagine relaxing after a long day in your private courtyard, perfect for enjoying a cup of coffee or hosting a barbecue with friends. The low-maintenance garden allows you to spend more time enjoying your home and less time on upkeep.

With its close proximity to local schools, parks, and shopping centers, this property offers a lifestyle of convenience. For investors, the potential rental yield is attractive, given the high demand for quality rental properties in the area.

Don't miss out on the chance to make this unit your first home or add it to your investment portfolio. Aberglasslyn is a thriving community, and this property presents a golden opportunity

to be a part of it.

This property is proudly marketed by Andrew Lange
Contact Andrew on 0403 142 320
for further information or to book your onsite inspection.


Melville Ford Bridge
Aberglasslyn Rd
Golden Whistler Park
Cockatoo Ridge
Oystercatcher St
Kite St
Lapwing St
Dunnart St
Jasmine Thai Massage
Wedgetail
Disability Services
S
Aberglasslyn
Gannet St
Dove St
Oakhampton Rd
Silky Oak Dr
Eat ME Catering
Oakhampton Rd
Mckeachies oval
Cypress Grove
Coolabah St
Redgum Cct
McKeachie Dr
Denton Park Dr
JD Lifestyle Photography
Denton Park Dr
Denton Park Dr
Budgeree Dr
Maitland Myotherapy
& Sports Massage
Kids Cave Early
Education Aberglasslyn
Google
Map data ©2026 Google

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Floorplan



Unit 1/51 Warbler Ave, 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.

firstnational
REAL ESTATE
David Haggarty

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Comparable Sales



UNIT 7 24-28 HIBISCUS CRES ABERGLASSLYN NSW 2320

2 Bed | 2 Bath | 1 Car
$500,000
Sold ons: 31/08/2023



UNIT 7 24 HIBISCUS CRES ABERGLASSLYN NSW 2320

2 Bed | 2 Bath | 1 Car
$500,000
Sold ons: 14/09/2023

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Property Inclusions

External

FRONT

Tinted concrete driveway

Single remote garage with internal access

NBN connection

Rear pedestrian access

External tap

REAR

Tinted concrete undercover area

Stepping stones

Grassed lawn area

Fold out washing line

Timber fencing

Privacy fencing

Pebble utility area

Water tank

External pedestrian access

Living Areas

LIVING

Tile flooring

External door

Wall mounted AC

Downlights

Two banks of double awning windows

DINING

Tile flooring

Three-door sliding glass door

Vertical blinds

Double awning window

TV point

Downlights

Kitchen

KITCHEN

Tile flooring

White laminate cabinetry

Stainless steel appliances

Fridge neish

Four-burner gas stove

Underbench oven

Dishwasher

Sliding window

Phone connection

Overhead cupboards

Single sink

Downlights

Bedrooms

MASTER BEDROOM

Sisal carpet

Three panel sliding glass door

Sliding screen door

Vertical blinds

Awning window

Split system wall mounted AC

Enclosed veranda

Walk in robe

Three power points

TV point

Downlights

SECOND BEDROOM

Sisal carpet

Double door robe

Downlights

Two awning windows

Roller blinds

Wet Areas

BATHROOM

Free standing bath

Separate shower

Porcelain WC

Downlights

Exhaust fan

Wall mounted mirror

White wall tiles

Stone look floor tiles

Clear glass shower screen

Single white vanity

Frosted glass awning window

ENSUITE

Beige floor tiles

White wall tiles

Downlights

Frosted glass awning window

Clear glass shower screen

Single white vanity

Towel rail

Exhaust fan

Wall mounted mirror

Porcelain WC

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Relevant Documents

Marketing Contract
Rental Appraisal Letter
Make An Offer Form

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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

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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.