

1/11 Citrine Street, Rutherford, NSW 2320

Sold House

Saturday, 2 September 2023

1/11 Citrine Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 368 m2

Type: House



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\$652,000

Property Highlights:- Brand new 2023 duplex home set in a lovely pocket of Rutherford.- Immaculate kitchen with 20mm Caesarstone benchtops, chic tiled splashback, ample storage, quality Hafele oven + 4 burner gas cooktop.- Generously sized open plan living/dining area complete with a ceiling fan and Daikin split system air conditioning.- LED downlighting, large format tiles, premium carpet, ceiling fans + freshly painted throughout.- Covered alfresco area with LED downlighting and power access overlooking the lovely, low maintenance yard.- Attached garage with internal access, instantaneous gas hot water + a 4000L water storage tank.

Outgoings: Council Rates: \$1,780 approx per annum Rental Return: \$540 approx. per week

Why build when you have the chance to secure this spectacular brand new 2023 duplex home, offering a spacious floor plan and luxurious inclusions throughout, all set on a lovely low maintenance corner block in a highly sought-after area of Rutherford. Rutherford is a well positioned suburb, enjoying easy access to Maitland within a 10 minute drive, 45 minutes to Newcastle, and with the fine dining and cellar doors of the Hunter Valley a short 25 minutes away, it's easy to see why this suburb has become in such high demand. Arriving at the property, a neatly landscaped front garden and lush green lawn frame the home, built of a contemporary brick and Colorbond roof construction. A large tiled front porch offers a warm welcome before arriving in the spacious entry hall, revealing a fresh paint palette, LED downlights, and the stylish large format tiles found throughout the home. There are three, generously sized bedrooms on offer, all enjoying the comfort of ceiling fans and a luxurious feel from the premium carpet underfoot. Two bedrooms include built-in robes, with the master suite featuring a large walk-in robe, and a lovely ensuite that features gleaming floor to ceiling tiles, and a large shower with a built-in recess. The main family bathroom services the remaining rooms, featuring the same stunning floor to ceiling tiles, a separate shower and a built-in bathtub. Designed as the heart of this impressive home is the large open plan living, dining and kitchen area, bathed in warm natural light from the surrounding windows and sliding doors leading to the yard. Cleverly designed, there is ample space for both a living and dining zone, with a ceiling fan and split system air conditioning in place. The immaculate kitchen has had no expense spared, from the gleaming 20mm Caesarstone benchtops, chic tiled splashback, and ample storage in the surrounding two-toned cabinetry, to the quality Hafele appliances, this kitchen is sure to impress the most discerning home chef. Moving through the glass sliding doors in the living room, you'll step into a lovely alfresco area complete with LED downlighting and outdoor power access, providing a perfect space for your outdoor cooking and dining needs. The low maintenance 368 sqm parcel of land provides a compact, fully fenced backyard, providing space for kids and pets to play, along with a 4000L water storage tank to keep the grounds thriving. There is a single car garage with internal access in place, providing all important storage for your car and gadgets, along with instantaneous hot water and so much more! Offering the chance to enjoy that new home feeling, without the wait, this spectacular property, set in the ever-popular suburb of Rutherford is sure to attract a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live;- Less than 5 minutes to Rutherford Marketplace, including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- A 2 minute drive to both Rutherford primary and secondary schools.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 45 minutes to the city lights and sights of Newcastle.- Just 25 minutes away from the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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