

# 1/16 Nicolena Crescent, Rutherford, NSW 2320

## Sold Duplex/Semi-detached

Monday, 14 August 2023

1/16 Nicolena Crescent, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 325 m2

Type:

Duplex/Semi-detached



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**\$566,000**

Property highlights:-  
Brand new 2023 built duplex home spanning three levels, featuring an open plan kitchen / dining, study nook plus a dedicated living room.  
Sparkling kitchen boasting quality appliances, soft close cabinets, 40mm benchtops plus a large breakfast bar.  
Stylish flooring, contemporary downlighting and high ceilings.  
Four large bedrooms, two with ensuites, the main with a walk-in robe and one with direct access to the backyard.  
A low maintenance yard complete with a water tank + an attached single car garage with internal access. This home is to be sold to an investor with the potential for a GUARANTEED 3-year lease at \$600 per week. This property has great investment options available, please contact the agent for further information. Offering the chance to secure a brand new home in the popular, well established suburb of Rutherford, we present this 2023 built duplex home, delivering a spacious design and convenient location all in one. Ideally located within a short 10 minute drive to Maitland CBD, 45 minutes to Newcastle and a brief 20 minutes to the attractions of the Hunter Valley, it's clear to see why Rutherford has become a suburb in such high demand. Closer to home, you'll find the local Rutherford Marketplace a short 5 minute drive, a range of Homemaker Centres within easy reach, together with local schooling options and recreational facilities only moments away. Arriving at the home, the contemporary Weatherboard and Colorbond roof construction with a striking angled pitch, framed by neatly landscaped front gardens provides a pleasing first impression. Stepping inside, the warm welcome continues as you'll take in the soaring ceilings with contemporary downlighting, the crisp paint palette, and the stylish flooring found throughout the home. Spread over three levels, you'll find two bedrooms located at the entry to the home, both featuring alcoves ready for built-in robes and serviced by a dedicated bathroom located nearby. The master suite is located on the upper floor, boasting a large walk-in robe and a stylish ensuite that features a huge shower and chic large format tiles. An additional bedroom is found on the lower floor, with its own ensuite and direct access to the yard. On the mid floor is where the immaculate kitchen is located, with an open plan design delivering a dining / living space adjacent, and a handy study nook nearby. The most discerning home chef is sure to be impressed by the kitchen design, with plenty of storage available in the surrounding soft close cabinets, a Bellini oven, an electric cooktop, and ample preparation space atop the 40mm benchtops that double as a spacious breakfast bar. Moving downstairs you'll discover an additional living room, bathed in natural light from the glass stacker doors that provide direct access to the backyard. The low maintenance yard includes a patio area with a shade sail in place, with a lovely patch of green grass to call your own. The gardener of the home will be pleased to find a water storage tank in place, ready for any future landscaping endeavours. Those seeking off street parking for their cars will be delighted to find an attached single car garage included, with direct access to the home as an added bonus. A brand new home offering this standard of spacious living, all set on a lovely low maintenance block is sure to attract a wide range of interest. We encourage our clients to act swiftly and secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live:-  
5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.  
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 20 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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