

# 1 Unicomb Close, Rutherford, NSW 2320

## House For Sale

Friday, 26 January 2024

1 Unicomb Close, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 617 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Immaculately presented cottage home located within walking distance of schools, shops, transport + so much more!- Three bedrooms, all with built-in robes and newly installed ceiling fans.- Open plan living/dining area plus a semi-enclosed sunroom.- Large kitchen with ample storage, laminate benchtops, a tiled splashback, a Chef oven and cooktop, plus a Fisher & Paykel dishwasher.- Polished timber floorboards, newly installed downlighting and premium carpet + freshly painted inside and out.- Two split system air conditioners plus ceiling fans throughout.- Covered timber deck overlooking the landscaped low maintenance backyard.- Newly constructed Colorbond double garage with mezzanine storage, epoxy flooring and an attached carport.

Outgoings: Rental return: \$540 approx. per week

Set in the heart of the well established, popular suburb of Rutherford, this immaculately presented three bedroom cottage home offers a spacious light filled floor plan and quality updates throughout, all set on a generously sized 617.9 sqm corner block of land. Ideally located, this home is within walking distance of local schools, public transport options, sporting fields, the local bowling club and Rutherford Marketplace, with 3 major supermarkets, retail outlets and services to meet all your daily needs. Further afield, you'll be pleased to find the world famous Hunter Valley vineyards a short 20 minute drive, Maitland's heritage CBD and riverside Levee precinct 10 minutes away, and the beaches and city lights of Newcastle a 45 minute commute. Arriving at the property, you'll be greeted by a sweeping wide frontage, with acres of reserve adjacent to the home, adding an extra sense of space and privacy. Built with a timeless Weatherboard and tiled roof construction, freshly painted inside and out, with newly sealed concrete paths and steps leading to the front entrance, this home offers plenty of curb appeal from the point of arrival. Stepping inside you'll arrive in the tiled hallway that extends to the spacious living room, revealing stunning polished timber floorboards, newly installed downlighting, a ceiling fan, and a split system air conditioner, offering comfort during all seasons of the year. A dedicated dining area is located close by, with a sliding door opening out to a semi-enclosed sunroom, bathed in natural light, providing the luxury of choice when it comes to enjoying your downtime. The spacious kitchen offers ample storage in the surrounding cabinetry, laminate benchtops, a stainless steel sink with a black tap, a tiled splashback, a built-in Chef oven, a 4 burner cooktop and a Fisher & Paykel dishwasher for ultimate convenience. Three bedrooms are located along the hallway, all featuring built-in robes, newly installed black ceiling fans, and newly laid premium carpet, providing a luxurious feel underfoot. The master suite enjoys the additional comfort offered by a split system air conditioner in place. Servicing these rooms is the main bathroom located along the hall, with a separate bathtub, shower, ceramic top vanity, and a WC also accessed via the dedicated laundry room. Moving outside to the backyard, you'll find a large covered timber entertaining deck, overlooking the landscaped grounds with manicured hedges, a frangipani tree, and a low maintenance artificial turfed lawn, with an additional sense of space and privacy offered from the reserve located across the road. Those seeking storage of their cars and tools will be delighted to find a newly constructed Colorbond double garage on offer, with mezzanine storage, epoxy flooring, an additional carport attached, plus a garden shed and under house storage for any extras! Offering the perfect chance to secure a property in the popular suburb of Rutherford, this house is move-in ready, awaiting the next family to call it home. A listing of this nature is sure to draw a large volume of interest, we encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live;- 5 minute drive or 15 minute walk to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Within easy reach of both early learning centres, 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 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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