

# 11 Fullford Cove, Rutherford, NSW 2320

## Sold House

Tuesday, 15 August 2023

11 Fullford Cove, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



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**\$690,000**

Property Highlights: - Freshly updated 2006 built home set on a 602.5 sqm parcel of land. - Spaciously designed floor plan featuring formal lounge and dining rooms + open plan living/dining. - Galley style kitchen with 40mm benchtops, quality stainless steel appliances, gas cooking, tiled splashback, ample storage + a breakfast bar. - Newly laid vinyl flooring, premium carpet and contemporary downlighting throughout. - Daikin 3 zoned ducted air conditioning, ceiling fans throughout + a gas hot water system. - Impressive entertainers deck with built-in shades, overlooking the low maintenance yard. - Double garage with internal access, built-in shelving and a workbench, a garden shed + side access to the yard. Outgoings: Council rates: \$2,076 approx. per annum Water rates: \$754.98 approx. per annum Rental Return: \$630 approx. per week Perfectly positioned in a lovely cul de sac in the popular, well established suburb of Rutherford, this impressive home with its generous floor plan and light filled living spaces is a must for your weekend inspection list! Rutherford is a suburb that remains in high demand, with buyers appreciating the convenient access to Maitland's heritage CBD, just 10 minutes away, the city and beaches of Newcastle a 45 minute commute, and all the sights and gourmet delights of the Hunter Valley Vineyards, a short 20 minute drive. In addition, there are a range of schools, retail options and recreational facilities within easy reach, delivering all your everyday needs, right to your doorstep! Arriving at the home, an appealing brick and tiled roof facade, framed by established gardens and a sweeping grassed lawn provides a lovely first impression. The warm welcome continues as you enter the home, revealing the spacious open floor plan at first glance. Tastefully updated throughout, you'll find newly laid vinyl flooring, premium carpet, contemporary downlighting, and Daikin 3 zoned ducted air conditioning, providing comfort during all seasons. With a range of living options on offer, this home has clearly been designed to accommodate the growing family. At the entrance there are formal living and dining rooms, with lovely bay style windows in place, providing views across the front yard. There is an additional open plan living and dining area located at the rear of the home, providing the luxury of choice when it comes to spending your downtime. The galley style kitchen is set at the heart of the home, offering plenty of storage space for your kitchen wares in the surrounding cabinetry, and ample room atop the 40mm benchtops for all your food preparation needs. The home chef will be delighted to find quality appliances already in place, including a Bosch dishwasher, a Westinghouse oven, and a gas cooktop, ready to start whipping up those gourmet creations, straight away! There are newly installed matte black fittings, a stylish tiled splashback, a double stainless steel sink looking out to the backyard, and a handy breakfast bar, completing this beautiful family kitchen. Set aside at the rear of the home is where you will find the bedroom wing, with four bedrooms providing a space for everyone to call their own. All rooms enjoy the convenience of built-in robes, ceiling fans and premium carpet, adding a touch of luxury to the everyday. The generously sized master suite features a well appointed ensuite, with the remaining bedrooms serviced by the main bathroom which boasts a smart three-way design, providing a separate space for the vanity, WC, and the convenience of a separate bath and shower. Back in the open plan living area, step through the sliding doors and you'll arrive in the impressive outdoor area, with a generously sized freshly painted deck with built-in shades, delivering the perfect space to dine and entertain, year round! The large 602.5 sqm block provides a spacious, fully fenced backyard, complete with handy side access, offering plenty of space for the kids and pets to play, with scope to add your own landscaping touch, should you desire. Storage of your cars and big kid's toys will present no issue in this home, with an attached double garage complete with internal access, built-in shelving, and a workbench on offer, with a garden shed in the yard for any extras! A contemporary home offering this standard of spacious family living, set on such a lovely street in the popular suburb of Rutherford, is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - 3 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres 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 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. 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