

# 11A Walter Street, Rutherford, NSW 2320

## House For Sale

Monday, 15 April 2024

11A Walter Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spaciously designed brick and tile home set on a lovely low maintenance block.- Large open plan living/dining area with a ceiling fan and gas bayonet.- Four bedrooms, the master with a walk-in robe and luxury ensuite.- Gourmet kitchen with 20mm stone benchtops, soft close cabinetry, a dual sink, plumbing for the fridge + quality Fisher & Paykel appliances.- LED downlights, 2.7m ceilings, plantation shutters, quality floating floors and premium carpet throughout.- Daikin 3 zone ducted air conditioning, ceiling fans plus a Bosch security system.- Lovely alfresco deck with LED downlighting overlooking the low maintenance yard.- Attached double garage with internal access.

Outgoings:  
Council Rate: \$1,904 approx. per annum  
Water Rate: \$811.98 approx. per annum  
Rental Return: \$650 approx. per week

Perfectly positioned in the well established suburb of Rutherford stands this impressive four bedroom home, offering a spacious floor plan and premium inclusions throughout, this property is certain to impress. Rutherford is a conveniently located suburb that enjoys easy access to Newcastle within a 45 minute drive, the Hunter Valley Vineyards 20 minutes by car, and with Maitland CBD just a short driveway away, you'll enjoy all your everyday needs within moments of home! Set back from the road on a battleaxe block that adjoins a reserve, this home offers plenty of privacy and a stunning outlook as well. Arriving at the property you'll find a lovely established garden and manicured hedges, along with an attached double garage that offers internal access to the home. Step inside you'll enter the generously sized open plan living area, showcasing the home's stylish floating floorboards, 2.7m ceilings with modern downlighting, and the Daikin 3 zone ducted air conditioning found throughout the home. The generously sized kitchen offers plenty of storage in the surrounding soft close cabinetry and built-in pantry, a dual sink, 20mm stone benchtops and plumbing for the fridge. The chef of the home will be pleased with the quality Fisher & Paykel appliances on offer including an oven, a 4 burner cooktop, a range hood and a double draw dishwasher for ultimate convenience. Set along the hallway you will find four bedrooms, the master suite featuring chic plantation shutters, a ceiling fan, a walk-in robe, and a luxury ensuite with floor to ceiling tiles, a shower and a floating vanity. A further three family bedrooms all include ceiling fans and built-in robes for added convenience. These bedrooms are serviced by the main family bathroom which features the same striking floor to ceiling tiles as the ensuite, a floating vanity and a built-in bathtub. A glass sliding door in the living area opens out to a lovely alfresco deck, with LED downlights adding a stylish touch. Here you will enjoy a stunning treetop outlook and a wonderful vantage point across the grassed yard below. Homes offering this standard of spacious family living, set on lovely low maintenance blocks such as these are few and far between. With a large volume of enquiries expected, we encourage our clients to secure their inspections with the team at Clarke & Co without delay. Why you'll love where you live;- A 5-minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining 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 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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