

# 124 Regiment Road, Rutherford, NSW 2320



## Sold House

Saturday, 19 August 2023

124 Regiment Road, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 627 m2**

**Type: House**



Zoe Robertson

**\$560,000**

Introducing 124 Regiment Road, Rutherford, a perfect first home or investment opportunity awaiting the savvy buyer. Set back off the road with superb street appeal and situated on a generous 627 sqm block, this solid brick and tile house presents an excellent opportunity for first-home buyers and investors alike, with the potential to add value through cosmetic updating. Featuring three light and spacious bedrooms with mirrored built-in wardrobes and a large tiled family bathroom complete with a separate bathtub and shower, this property provides the perfect canvas for your personal touch. The open-plan kitchen and dining area are fitted with electric appliances including a Westinghouse wall oven and electric cooktop, ample bench space and cabinetry, while the slate effect flooring adds an extra element of charm. Sliding doors lead out from the dining area to the expansive private backyard, perfect for children and pets, and securely enclosed with Colorbond fencing. Additional features of this property include ceiling fans in all rooms, fly screens to all doors and windows, a gas connection point in the living room, a separate utility room with external access and a drive-through garage for two small cars or storage, providing convenient side access. The yard space offers the potential for the addition of a granny annexe at the rear, further enhancing the property's appeal. Features you will love:- The floor-to-ceiling windows in the bedrooms and living room- The big backyard- The brick-paved alfresco area- The spacious bathroom- The drive-through garage- A handy study nook- A good-sized shed in the yard Located in the sought-after suburb of Rutherford, this property is close to Rutherford's local schools, shops and transport, making it an ideal choice for young families or those looking for a solid investment opportunity. The commute to Newcastle is 40 minutes by car, and the fabulous restaurants and wineries of Lovedale are only 15 minutes away. Don't miss out on your chance to secure this wonderful property - contact me today to arrange a viewing and take the first step towards making 124 Regiment Road, Rutherford, your new home or investment. Council Rates- \$510p/q Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.