

# 13 Weblands Street, Rutherford, NSW 2320

## House For Sale

Monday, 15 April 2024

13 Weblands Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 758 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Immaculately presented family home with quality upgrades and luxurious inclusions throughout.- Spacious living room, dining room, plus a study.- Stylishly updated kitchen with soft close cabinetry, 40mm benchtops, a subway tiled splashback, a double matte black sink plus new quality appliances.- Three bedrooms, all with ceiling fans and plush carpet, two with built-in robes.- Stunning family bathroom with floor to ceiling tiles, a floating vanity with a stone benchtop, a bath, a twin shower with rain shower heads and a built-in recess.- Updated laundry with a second WC.- New carpet and floating floorboards, 2.7m ceilings with ornate cornices, plantation shutters + a fresh paint palette throughout.- Split system air conditioning, ceiling fans + an 8.3kW solar system.- New roofing, electrical, insulation, guttering, downpipes and stormwater.- New alfresco deck constructed with spotted gum timber with ceiling fans, LED downlights and a TV bracket.- Large fully fenced backyard with plenty of grass for kids and pets to enjoy.- New driveway leading to the semi enclosed garage with drive through access to the yard.

Outgoings: Council Rate: \$2,204 approx. per annum  
Water Rate: \$811.98 approx. per annum  
Rental Return: \$550 approx. per week

Impeccably presented and stylishly updated throughout, this impressive family residence set in the popular suburb of Rutherford is a must to inspect. Ideally located, this home is positioned just minutes from Rutherford Marketplace, parklands and local schooling. You'll also find Maitland's CBD 10 minutes away, and with the beaches and city lights of Newcastle a 45 minute drive, and the Hunter Valley vineyards just 20 minutes from home, you'll be connected to the best of the region in no time!

Offering curb appeal to the highest of standards, this hardwood timber framed home boasts a freshly painted Weatherboard and new Colorbond roof exterior, with new guttering, downpipes and stormwater. A new driveway leads to a partly enclosed garage, with one roller door and drive through access to the backyard. Completing the warm welcome is a spacious front patio and a newly turfed buffalo grassed lawn framed by a classic white picket fence. Prepare to be impressed as you step inside, revealing the stunning renovation this home has undergone in the past two years. There are newly laid stylish floating floorboards, a fresh paint palette, and 2.7m high ceilings with ornate cornices throughout.

At the entrance to the home is an inviting lounge room, with a decorative fireplace, a ceiling fan and split system air conditioning for your year round comfort. A dedicated dining room is located adjacent, offering the ideal space to connect with family at mealtimes. The pristine kitchen has been designed to impress. Here you will find quality appliances including a Westinghouse oven and dishwasher, and a Chef stove, ready to whip up all your gourmet meals. There is ample storage in the surrounding soft close cabinetry, and plenty of space atop the 40mm marble look laminate benchtops for all your food preparation needs. A subway tiled splashback and pendant lighting add an extra sense of style, as does the dual matte black Schock sink. A dedicated laundry room is located close by, with floor to ceiling tiles, a 40mm timber laminate benchtop, an undermount matte black Schock sink and an additional WC for extra convenience. A handy study nook is on offer, with a ceiling fan as a light, providing the perfect spot for study in the afternoons or those working from home.

There are three bedrooms in place, two with built in robes and plantation shutters, all with ceiling fans and newly installed plush carpet, providing a luxurious feel underfoot. These bedrooms are serviced by the stylishly updated bathroom which includes floor to ceiling tiles, a floating vanity with a stone benchtop, a touch LED mirror, a bathtub and a twin shower with rain shower heads and a built-in recess. Glass sliding doors provide a stylish connection between the indoor/outdoor living spaces, opening out to a new alfresco deck constructed with spotted gum timber that includes two ceiling fans, LED downlights, plus a timber TV frame and bracket, providing the ideal space for all your outdoor cooking, dining and entertaining needs. Step down into the fully fenced backyard where you will find a grassed yard with plenty of space for the kids and pets to play, with room for a pool, subject to Council approval of course. Packed with added inclusions and quality upgrades, this home also includes an 8.3kW solar system, NBN to the premises, new electrical and insulation throughout and enjoys gas running to the property as well. Offering all you could ask for in your new dream home, this spectacular property is a must to inspect. With buyer interest expected to be high, we encourage our clients to contact the team at Clarke & Co Estate Agents to arrange their inspections without delay. Why you'll love where you live:- A short walk 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

InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.