

131 Regiment Road, Rutherford, NSW 2320

House For Sale

Thursday, 1 February 2024

131 Regiment Road, Rutherford, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 600 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A grand family home with a spacious floor plan set in an ideal location.- Formal living and dining rooms + an open plan living / dining area.- Large kitchen with ample storage, quality appliances, gas cooking, a tiled splashback + a breakfast bar.- Five bedrooms, three with built-in robes, the master with a walk-in robe and a well appointed ensuite.- Daikin 3 zone ducted air conditioning, ceiling fans + a Rheem Stellar gas hot water system.- A 6.6 kW solar system + gas bayonets.- Two alfresco areas overlooking the fully fenced backyard.- A circular driveway leading to the attached triple garage, with drive-through access to the yard.

Outgoings: Water Rates: \$811.98 approx. per annum
Rental Return: \$650 approx. per week

Located within the popular, well established suburb of Rutherford, this perfectly positioned home offers a light filled spacious floor plan with multiple living areas, all set on a generously sized 600.7 sqm parcel of land. A home of this standing is sure to attract a large volume of interest in today's market. Rutherford is a family friendly suburb that offers an array of local shopping options, quality schooling, and recreational facilities within easy reach. In addition, you'll find Maitland's heritage centre an easy 12 minute drive, Newcastle CBD only 50 minutes away, and a short 20 minute drive to the Hunter Valley Vineyards, connecting you to the best sights and delights of the Hunter region with ease.

Arriving at the home you'll note the grand circular driveway leading to the attached triple car garage, offering plenty of space for your cars, tools and toys. The 2005 built home offers a lovely brick and tiled roof facade, framed by landscaped gardens, offering plenty of curb appeal from the point of arrival. Stepping inside, you'll arrive in the spacious entry foyer, revealing the gloss large format tiles, stained glass sash windows at the front of the home, and ducted air conditioning throughout, offering comfort during all seasons. Set at the entrance to the home are dedicated formal living and dining rooms, offering the perfect space to relax and dine with family and guests. The centrepiece of the home is the huge open plan living, dining and kitchen area, offering the luxury of choice when it comes to enjoying your downtime with loved ones. The kitchen is spacious in size, with ample storage space in the surrounding cabinetry and plenty of space atop the benchtops for all your food prep needs. Quality appliances are in place including a Westinghouse oven, a four burner gas cooktop, a 900mm range hood and a Beko dishwasher, making cleaning up a breeze. Completing this lovely family kitchen is a tiled splashback, a stainless steel sink with filtration and a breakfast bar for your casual dining. With five bedrooms on offer, there is space for everyone to call their own. The master suite includes a ceiling fan, a large walk-in robe and a well appointed ensuite, completing this ideal haven for the parents of the home. The remaining four family bedrooms all include ceiling fans, with three featuring built-in robes for added convenience. Servicing these rooms is the main family bathroom which includes a shower, a bathtub, a wide ceramic top vanity and a separate WC. Glass sliding doors in both the living and dining zones offer a seamless connection to the outdoors, where you will find alfresco areas for your outdoor dining and entertaining needs. The fully fenced backyard includes a grassed lawn, and direct access to the yard via the attached garage, plus dual side access for added convenience. Packed with added extras, this home also includes a 6.6kW solar system, gas bayonets, a Rheem Stellar gas hot water system + so much more! Homes of this nature appeal to a wide range of buyers, with a large volume of interest expected. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 12 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.- 50 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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