

135 New England Highway, Rutherford, NSW 2320

House For Sale

Wednesday, 29 November 2023

135 New England Highway, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 607 m2

Type: House



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\$585,000 - \$615,000

Property Highlights:- Character filled home perfectly blending modern style with timeless features.- Formal living and dining rooms + a large wrap around sunroom.- Soaring ornate ceilings and cornices, picture rails, traditional fretwork + beautiful original timber floorboards throughout.- Split system air conditioning, gas bayonets + gas hot water. - Large kitchen featuring ample storage, a mobile island bench, varnished timber benchtops, a stylish subway tiled splashback, a freestanding Chef oven + an original 'Glendale' wood stove.- Beautifully renovated bathroom with a stunning claw foot bath, plus a separate walk-in shower.- Covered alfresco area overlooking the large grassed backyard featuring established gardens, a thriving veggie patch and even a chicken coop!- Electric gate access to a separate single car garage with a carport.- 1930s build.Outgoings: Rental Return: \$530 approx. per week Presenting a wonderful balance between modern design and charming elegance, this spacious 1930s home set in the popular well established suburb of Rutherford is set to impress.With an easy 10 minute drive to Maitland, 45 minutes to Newcastle, and a mere 20 minutes to the fine dining and cellar doors of the Hunter Valley, it's easy to see why Rutherford has become a suburb in such high demand. With the three major supermarkets, homemaker centres, train station and pubs/clubs only minutes away, this home is conveniently placed to meet all your daily needs and more.Arriving at the property you'll be greeted by an immaculately maintained front garden with a lovely grassed lawn and hedges offering both greenery and privacy at the front of the home.Built of traditional Weatherboard and Colorbond, this classic home is loaded with charming features including soaring ornate ceilings and cornices, picture rails, varnished timber skirtings and doors, and the stunning original timber floorboards found throughout.There are three bedrooms on offer, all enjoying the extra sense of space afforded by the soaring ceilings, with one bedroom featuring a Panasonic split system air conditioner, providing comfort during all seasons.Servicing these rooms is the bathroom updated to match the home's traditional charm, there is a stunning freestanding claw foot bathtub, a large open shower, a timber vanity with a top mount basin and chic European style fittings. There is a second WC located next to the laundry at the rear of the home for additional convenience.The spacious floor plan delivers multiple living zones, offering plenty of room to relax and unwind. At the centre of the home is a generously sized living room that features a gas bayonet, and a split system air conditioner, ensuring you'll relax in comfort all year round.A lovely enclosed sunroom wraps around the home, accessed via both the living and second bedroom. Further along the home, you will find a dedicated dining room complete with a gas bayonet and a built-in linen closet featuring original timber doors.The spacious kitchen offers plenty of storage in the surrounding cabinetry, stunning varnished timber benchtops, a sleek subway tiled splashback, and a Chef oven, with the original 'Glendale' wood stove taking pride of place in the centre of the room. There is a light filled room located adjacent, with a built-in timber bench, open shelving and classic checker floors providing the perfect space for additional storage, and a sunny space to enjoy your mealtimes.Moving outside you'll be pleased to find a covered alfresco area that overlooks the large yard, with plenty of green grass for the kids and pets to enjoy, established gardens, veggie patches, and even a chicken coop ready for your farm-fresh eggs.Storage will pose no issue in this home, with an electric gate to the driveway, providing access to a separate single car garage and a carport for your car and gear, along with a garden shed in the yard for any extras.A home presented to this standard, set in such a popular suburb is sure to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.Why you'll love where you live;- 3 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 2 minute drive or a leisurely 10 minute walk to Telarah train station.- 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 InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. 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