

# 14 Diamond Circuit, Rutherford, NSW 2320



## House For Sale

Wednesday, 12 June 2024

14 Diamond Circuit, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Todd Fisher  
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Ben Cotton  
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**\$699,000 to \$729,000**

Conveniently found in the vibrant, family-oriented community of Rutherford/Aberglasslyn just moments from Maitland's bustling CBD & multiple shopping & lifestyle options this property is the perfect for all buying groups! Whether you're embarking on your first home purchase, downsizing, or expanding your investment portfolio, this brick & tile beauty with a little bit of extra "can do" attitude required, and with some carpet & paint here & there. Positioned proudly on a generous 768sqm allotment with drive through access, this residence promotes four spacious bedrooms, two bathrooms, and a double lock-up garage - plus exceedingly generous rear workshop garage that is fully powered including 15Amp capability making this the ideal workspace! Upon entry, the master bedroom is first on the right handside & seperate from the rest of the bedrooms. Multiple living areas accommodate the needs of a growing family, including an front open lounge room adjacent to the kitchen, living, and dining space & secondary living. Step outside to discover a covered alfresco area, ideal for entertaining or relaxed dining. The expansive yard offers ample space for children and pets to frolic, and with the added convenience of drive through access, the workshop garage is utilised. From an investment standpoint, this property is a landlord's dream, boasting a consistently low vacancy rate of under 0.5%. Potential rental income could reach approximately \$630 per week. Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.