

14 Rosemary Street, Rutherford, NSW 2320

Sold House

Tuesday, 5 September 2023

14 Rosemary Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 673 m2

Type: House



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\$654,000

Property Highlights:- 2012 build set in a highly sought neighbourhood, within the well established suburb of Rutherford.- Spacious floor plan with a dedicated living room, plus an open plan living/dining area.- Recently updated kitchen with quality Westinghouse oven, 4 burner gas cooktop, Bosch dishwasher, 40mm benchtops + ample storage throughout.- Four bedrooms, all with built-in robes, the master with a well appointed ensuite.- Freshly painted, newly installed LED downlights plus quality flooring throughout.- Fujitsu split system air conditioning, instant gas hot water + ~5000L water storage tank.- Concreted entertaining area overlooking the spacious, fully fenced backyard.- Attached double car garage with internal access + side access to the yard.Outgoings: Council rates: \$2,164 approx. per annum Water rates: \$767.52 approx. per annum Rental return: \$640 approx. per week Located in a sought after neighbourhood, in the popular suburb of Rutherford, this impressive property, built in 2012 delivers a spacious floor plan and four bedrooms throughout, providing space for everyone to call their own! With an easy 12 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 demand. With Rutherford Marketplace and Homemaker Centres minutes away, quality schooling and recreation facilities nearby, this home is conveniently placed to meet all your daily desires. On arrival, a modern brick and tiled roof facade, a large driveway, and a sweeping grassed lawn provide plenty of curb appeal. The pleasing first impression continues as you step inside, unveiling a fresh grey and white paint palette, newly installed LED downlights, and the stylish carpet and large format tile flooring combination found throughout. Set at the entrance to the home is a generously sized, air conditioned living room, with 3 floor to ceiling feature windows providing plenty of natural light, and lovely views across the front yard. At the heart of the home, the open plan living, dining and kitchen area is sure to impress, with functional large format tiles featured throughout. The recently updated kitchen boasts quality appliances including a Westinghouse oven and 4 burner gas cooktop, plus a Bosch dishwasher, set to make cleaning up a breeze. There is ample storage in the surrounding cabinetry, a tiled splashback, plenty of bench space atop the 40mm benchtops and a dual sink with views out to the yard. A handy addition is the dedicated laundry room located adjacent that enjoys direct access to the backyard. Four bedrooms are located throughout the home, with the master suite at the entrance, providing additional privacy for the adults of the family. There is a large built-in robe on offer, along with a well appointed ensuite, completing this ideal parent's retreat. Tucked away behind a hall at the rear of the home are a further three bedrooms, all featuring built-in robes, with premium carpet. These bedrooms are serviced by the main bathroom that boasts a clever three way design, providing a separate space for the extra large vanity, WC and the separate shower and built-in bathtub. Glass sliding doors in the open plan living area open out to the yard where you'll be pleased to find a spacious concreted entertaining area, perfectly placed to host your outdoor cooking and evenings under the stars. The generously sized parcel of land delivers a massive, fully fenced backyard that wraps around the side and rear of the home, with a lovely succulent garden and plenty of green grass for the kids and pets to play, along with a ~5000L water storage tank to keep the grass thriving. Storage of your cars and gadgets will pose no issue in this home, with an attached double garage with internal access on offer, along with handy side access to the yard, that has the potential to be widened further should you choose. A contemporary home of this standard, set in such a popular location is certain to draw a large volume of interest. 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 from Rutherford Marketplace including all three major supermarkets, retail, medical centres and services to meet your daily needs.- 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.- 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 Inspections Disclaimer: 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. 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