

163 New England Highway, Rutherford, NSW 2320

Sold House

Tuesday, 12 March 2024

163 New England Highway, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 613 m²

Type: House



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Contact agent

Property Highlights:- Stylishly renovated character filled home perfectly blending modern style with timeless features.- Open plan living and dining area + a dining zone off the kitchen.- Beautifully presented kitchen with 40mm marble look benchtops, a Westinghouse oven, ample storage + a breakfast bar.- Three spacious bedrooms, the master with a massive walk-in closet (with potential to convert into a fourth bedroom or home office if required) and a luxury ensuite.- Soaring ceilings, polished floorboards, new blinds + stylish pendant lighting throughout.- Split system air conditioning, ceiling fans, a new hot water system + a Eufy security system.- Large grassed backyard with established trees and gardens + a garden shed.- Side access via Brooks Street to the yard and separate single car garage. - DA approval for a 2 bedroom granny flat in the backyard!Outgoings: Council Rate: \$2,148 approx per annumWater Rate: \$811.98 approx per annumRental Return: \$575 approx per weekWelcome to 'The Timbers' a home presenting the perfect balance between modern design and charming elegance, this spacious home set in the popular well established Maitland LGA 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, a 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 with a lovely grassed lawn, established gardens, and an inviting north facing front patio, all framed by a charming fence, offering both greenery and privacy at the front of the home. The home itself was built in the 1910s with classic Weatherboard, and a restored Colorbond roof.Stepping inside via the striking yellow stained glass door you'll arrive in the spacious hallway, revealing soaring ceilings, timber sash windows, charming wood panelling and the polished timber floorboards found throughout.There are three bedrooms on offer, with the master suite set at the entrance to the home. Here you will find a spacious bedroom with a ceiling fan, new blinds, a massive walk-in closet that could easily be converted to a fourth bedroom or home office if required, and a luxury ensuite that includes a large corner shower, a WC and chic matte black tapware.The further two bedrooms are generously sized, both enjoying the comfort of ceiling fans in place and newly installed blinds on the windows. The main bathroom services these rooms, with a shower and a built-in bathtub, along with a powder room in the dedicated laundry located close by. Set at the heart of the home is the inviting open plan living and dining room, with stylish pendant lighting, a ceiling fan and split system air conditioning ensuring you'll relax in comfort during all seasons. There is direct access to the yard from the dining area, offering a lovely connection between the indoor/outdoor living spaces.The kitchen and dining area are beautifully presented, with a light-filled kitchen that includes 40mm marble look benchtops, an electric cooktop, an underbench Westinghouse oven, a rangehood, ample storage, a dual sink, and a breakfast bar for your casual mealtimes.Stepping outside via the sliding door you'll find a lovely deck that enjoys picturesque mountain and stunning sunset views. The generously sized 613.4 sqm parcel of land delivers plenty of green grass for the kids and pets to enjoy, established trees and gardens, and a concrete area complete with outdoor power access for your outdoor living.There is handy side access from Brooks Street, providing easy access to the yard and the separate single car garage, with tandem driveway parking available. A garden shed is on hand for any additional storage needs.Packed with added extras, this home also includes a DA approval for a granny flat in the backyard, a Eufy security system and a new hot water system, plus there is potential for an additional driveway off the main road (subject to Council approval)Offering the perfect balance between traditional charm and stylish design, this home is certain 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;- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Walking distance to the lovely Walka Works nature reserve.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 2 minute drive or walking distance to Telarah train station.- 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. 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