

17 Barbara Court, Rutherford, NSW 2320

Sold House

Saturday, 19 August 2023

17 Barbara Court, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1042 m2

Type: House



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\$800,000

Property highlights:- Immaculately presented residence with soaring pitched ceilings and incredible uninterrupted views to enjoy.- Spaciously designed floor plan featuring a formal lounge room + open plan living/dining.- Pristine kitchen with 20mm Caesarstone benchtops, quality stainless steel Westinghouse appliances, gas cooking, tiled splashback, soft close cabinetry + a breakfast bar.- Freshly painted interior, square set cornices, chic floor tiles, premium carpet, and LED downlighting throughout.- Split system air conditioning, ceiling fans throughout + an instant gas hot water system.- Covered alfresco area overlooking the spacious yard, with breathtaking valley views.- Double garage with internal access, double gated side access to the yard + a 3000L water tank.

Outgoings: Council Rates: \$2,260 approx. per annum
Water Rates: \$1,079.91 approx. per annum
Rental Return: \$670 approx. per week

Offering a standard of luxurious family living often sought, yet seldom seen, we proudly present 17 Barbara Court Rutherford to the market, a 2019 built residence boasting a freeflowing spacious floor plan, and spectacular uninterrupted views that will take your breath away! From the moment of arrival, this home is set to impress, with a contemporary brick / Colorbond facade and a striking design, offering a sense of grandeur at first glance. The pleasing first impression continues as you step inside, revealing stunning soaring pitched ceilings, square set cornices, LED downlighting, and the fresh neutral paint palette found throughout the home. Delivering the perfect balance between form and function, you'll find a range of light filled living spaces to relax and unwind with your loved ones, including a formal lounge room at the entrance to the home, which could be easily converted into a home office, should your needs require. The centrepiece of the home is the incredible open plan living, dining and kitchen area, complete with split system air conditioning and walls of windows, making the most of the breathtaking, uninterrupted valley views on offer across the rear of the property. Set at the heart of the home is the pristine kitchen, boasting plenty of storage in the surrounding soft close cabinetry and large corner pantry, ready to store all your kitchen wares. Stylish additions include chic feature splashback tiles, sleek 20mm Caesarstone benchtops, and the glorious 180 degree views on offer from the windows wrapping around the perimeter. The home chef is certain to be pleased with the quality stainless steel Westinghouse appliances already in place, including a dishwasher, oven and a gas cooktop, ready to create all your gourmet meals, straight away! There are four bedrooms located throughout the home, with the master suite set aside at the rear, offering an additional sense of privacy for the adults of the family. There is a large walk-in robe on offer and a lovely ensuite complete with floor to ceiling tiles, and a floating vanity with a 20mm stone bench, with sweeping valley views completing this ideal parent's retreat. The remaining three bedrooms all enjoy the convenience of built-in robes, ceiling fans, and include premium carpet, adding a touch of luxury to the everyday. Servicing these rooms is the main family bathroom which features sleek floor to ceiling tiles, a floating vanity with a 20mm stone benchtop, a separate bathtub, shower and WC. Sliding doors in the open plan living provide a seamless connection to the outdoors, opening out to a lovely alfresco area, where the stunning vistas on offer from this property are revealed. A home offering views of this nature is a rare find indeed and needs to be seen to be truly appreciated. As soon as you step out into this incredible yard, you're sure to imagine yourself sitting back and enjoying time spent with loved ones, with a backyard oasis to call your own. The generously sized block provides a large, grassed backyard, offering plenty of space for the kids and pets to play, a classic wooden post fence, offering a seamless connection to the borrowed landscape beyond, and a 3000L water tank, to keep the grounds thriving. Storage of your cars and big kid's toys will pose no issue in this home, with an attached double garage with internal access on offer, along with double gates to one side of the home, offering handy access to the yard for the trailer or boat if required. Ideally located on a lovely street in Rutherford, this property enjoys convenient access to Maitland's heritage CBD, just 15 minutes away, the city and beaches of Newcastle within a 50 minute commute, and all the sights and gourmet delights of the Hunter Valley Vineyards, a short 20 minute drive from home. In addition, there is a range of schools, retail options and recreational facilities close by, connecting you to all your everyday needs within no time! A property presenting this standard of luxurious family living, with a striking design and unbelievable views from the yard is certain to attract a large volume of enquiries. 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 minute drive to McKeachies Run shopping complex.- Within easy reach of both early learning centres, primary and secondary schools.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 20 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

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