

18 Joan Street, Rutherford, NSW 2320

House For Sale

Thursday, 16 November 2023

18 Joan Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A lovely weatherboard / tiled roof home with an open plan living/dining area, a sunroom + an additional lounge room at the rear of the home with a gas bayonet.- Three large carpeted bedrooms serviced by the original bathroom with a separate shower, bathtub and WC.- Soaring 2.7m ceilings, timber floorboards, a combustion fireplace + split system air conditioning.- A large kitchen featuring plenty of storage + a freestanding Westinghouse oven with a 4 burner cooktop.- Established gardens, a large grassed backyard, a garden shed + drive through access to a carport and a separate single car garage.Outgoings: Council rate: \$2,184 approx. per annumRental return: \$520 approx. per weekLocated in the well established suburb of Rutherford, this classic Weatherboard and tiled roof cottage home offers a fantastic entry to the market for first home buyers and a smart buy for investors who are keen to secure a home in this popular family friendly suburb.Rutherford is a well positioned suburb, enjoying easy access to Maitland within a 10 minute drive, a 45-minute commute to Newcastle, and with the fine dining and cellar doors of the Hunter Valley a short 20 minutes away, it's easy to see why this suburb has become in such high demand.Arriving at the home, the appealing Weatherboard façade and tiled roof, together with a spacious front porch overlooking the sweeping grassed lawn and established gardens provide a lovely first impression. To the side of the property is a long driveway that leads to a carport and a separate single car garage, providing ample storage for your cars and tools.Stepping inside, you'll arrive in the generously sized living and dining room, revealing the soaring 2.7 metre ceilings and the lovely timber floorboards found throughout the home. There is a ceiling fan in place, a built-in combustion fireplace with a brick surround, along with a large window, providing lovely views across the front yard.The family kitchen is set at the centre of the home, with ample storage, a tiled splashback and a freestanding Westinghouse oven with a four burner cooktop.Offering the luxury of choice when it comes to enjoying your downtime, you'll find a sunroom, along with a separate living room at the rear of the home, complete with carpeted flooring, a gas bayonet and a split system air conditioner, and offering comfort during all seasons.Three large carpeted bedrooms are set to one side of the home, one with a built-in robe, and one with a ceiling fan for added comfort. These rooms are serviced by the original bathroom located along the hall which features a built-in bathtub, a shower, and a charming vintage vanity. The WC is located at the rear of the home, next to the separate laundry room.Stepping outside via the glass sliding door in the rear living room, you'll arrive in the paved alfresco area, offering the ideal space for your BBQ and outdoor dining needs. The fully fenced backyard provides plenty of green grass for the kids and pets to enjoy, established gardens, shade trees, and a garden shed for additional storage.A home of this nature, set in such a convenient location is sure to be of interest to a wide range of buyers, with a large volume of interest expected. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.Why you'll love where you live;- A 2 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 10 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 InspectionsDisclaimer: 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. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.