

2/61 Squadron Crescent, Rutherford, NSW 2320

House For Sale

Wednesday, 29 May 2024

2/61 Squadron Crescent, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 345 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spaciously designed brick and tile home set on a lovely low maintenance block.- Large open plan living/dining area with two ceiling fans.- Four bedrooms, the master with a walk-in robe, the remaining rooms with built-ins.- Well appointed ensuite and main family bathroom with a shower, built-in bath and separate WC.- Light filled kitchen with ample storage, 40mm laminate benchtops, a dual sink, plus quality appliances.- Daikin 5 zone ducted air conditioning + SolarHart hot water.- Quality floor tiles and plush carpet, roller blinds, plus a neutral paint palette throughout.- Covered alfresco area overlooking the low maintenance synthetic grassed lawn.- Attached double garage with internal access + dual gated side access to the yard.

Outgoings: Council Rates: \$1,740 approx. per annum Water Rates: \$753.3 approx. per annum Rental Returns : \$600 approx. per week

Perfectly positioned in the well established suburb of Rutherford stands this impressive four bedroom home, offering a spacious floor plan and premium inclusions throughout, this property is certain to impress. Rutherford is a conveniently located suburb that enjoys easy access to Newcastle within a 45 minute drive, the Hunter Valley Vineyards 20 minutes by car, and with Maitland CBD just a short drive away, you'll enjoy all your everyday needs within moments of home!

Set back from the road on a battleaxe block, this brick and tiled roof home offers a lovely private aspect. There is a long driveway that leads to the attached double garage that offers internal access to the home. Step inside you'll enter the spacious entry hall with practical tiled flooring and an appealing neutral paint palette. Set at the entrance to the home is the large living and dining area, with cosy carpet flooring, ceiling fans and a sliding door offering a seamless connection to the yard. There is Daikin 5 zone ducted air conditioning throughout, offering comfort during all seasons. The light filled kitchen includes ample storage, 40mm laminate benchtops, a dual sink and quality appliances including a Euromaid oven, a Robinhood 4 burner cooktop, a Clara range hood, and a Westinghouse dishwasher for ultimate convenience. There are four bedrooms on offer, with the master suite featuring a walk-in robe, a ceiling fan, and a well appointed ensuite. The remaining three family bedrooms include built-in robes for extra convenience, with all bedrooms enjoying the cosy feel of premium carpet underfoot. The main family bathroom includes a stylish vanity, a built-in bathtub, a shower and a separate WC. A dedicated laundry is located close by, offering handy direct access to the yard. Moving outside you'll find a large covered alfresco area offering the ideal spot for your BBQs and outdoor relaxation, along with a low maintenance synthetic grassed area, plus dual gated side access.

Homes offering this standard of spacious family living, set on lovely low maintenance blocks such as these, always prove popular in today's market. With a large volume of enquiries expected, 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;- A 5-minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining 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 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

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