

20 Nicolena Crescent, Rutherford, NSW 2320

Sold House

Friday, 1 September 2023

20 Nicolena Crescent, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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\$650,000

Property Highlights:- Beautifully presented family home with open plan kitchen/dining, plus a spacious L-shaped lounge room. Stylishly updated kitchen with quality appliances, gas cooking, 40mm Caesarstone benchtops, a tiled splashback, ample storage + a breakfast bar. Beautifully renovated bathroom with stunning floor to ceiling tiles, a floating vanity with a 20mm stone benchtop + chic black fittings throughout. Actron ducted air conditioning, ceiling fans, floating floors, premium carpet in the bedrooms + additional attic storage as a bonus. Impressive, covered entertainers deck overlooking the tiered backyard that comes complete with a dedicated play area, grassed lawn, established gardens, and a landscaped fire pit zone. Dual side access with a roller door leading to the concreted carport that connects to the backyard. 1991 build. Outgoings: Council Rates: \$1,916.00 approx. per annum Water Rates: \$1,071.9 approx. per annum Rental return: \$650 approx. per week Set in the well established, popular suburb of Rutherford, this impeccably presented family home, with its spacious, light filled floor plan, and entertainer's backyard has been designed to impress! It is little wonder that Rutherford has developed into a suburb in such high demand, with its convenient access to the world famous Hunter Valley Vineyards within a short 20 minute drive, the pristine coastline and city lights of Newcastle within a 45 commute, and closer to home, the heritage CBD of Maitland, just 10 minutes away. In addition, there is a range of local schooling options, recreational facilities, parklands and local retail options within moments from home, delivering all your daily needs right to your doorstep. Upon arrival, immaculately landscaped gardens and an inviting timber front deck frame the home, built of an appealing brick and galvanised iron roof construction. The pleasing first impression continues as you step inside the home, through the dedicated entrance hall that opens out to the first of two spacious living zones, revealing the stylish floating floorboards and ducted air conditioning found throughout. Set at the heart of the home, the open plan kitchen and dining room provide the perfect setting to cook, dine and connect with your loved ones. The stylishly updated U-shaped kitchen boasts quality appliances including an Emilia oven with a 5 burner gas cooktop, a Westinghouse rangehood and an LG dishwasher, set to make cleaning up a breeze. Delivering both form and function, this impressive kitchen provides ample storage space in the surrounding cabinetry, plenty of room atop the 40mm black Caesarstone benchtops, a sleek black tiled splashback, and a handy breakfast bar, ready for those casual meals with the family. The generously proportioned L-shaped living room is located close by, with two large windows in place providing lovely views across the front yard. Spacious in size, there is plenty of space for your lounge, TV and even a study nook, should your needs require. Set to one side of the home you'll find the sleeping quarters which include four bedrooms, providing a space for everyone to call their own. Each bedroom enjoys the convenience of built-in robes, and the luxurious feel of premium carpet underfoot. Servicing these bedrooms is the beautifully updated family bathroom which boasts stunning floor to ceiling tiles, square set ceilings, a floating vanity with a 20mm stone benchtop, contemporary black fittings, a dedicated wet room area that includes a built-in recess, and a back-to-wall freestanding bath. The master suite, set at the rear of the home includes a ceiling fan and a well appointed ensuite, providing additional convenience for the parents of the home. Stepping outside, you'll be delighted to find a huge alfresco area, with a partially covered hardwood timber deck running the width of the home, offering the perfect space for cooking, dining and entertaining guests. The large tiered backyard comes complete with a synthetic turfed kid's play area with a cubby house, established gardens in the retained garden beds, a large grassed area for the kids and pets to play, and a landscaped fire pit area, perfect for cosying up during the cooler seasons. There is dual side access on offer, along with a single roller door to one side of the home, opening to a concreted carport that leads to the backyard. Make no mistake, a home offering this standard of spacious family living, inside and out, set in such a popular location is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents to secure their inspections without delay. Why you'll love where you live:- A 5 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 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. Some of our properties are

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