

# 21 Brigantine Street, Rutherford, NSW 2320

## Sold House

Friday, 12 April 2024

21 Brigantine Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 639 m2

Type: House



Michael Kirwan  
0240043200

**\$589,000**

Property Highlights:- Stylishly presented brick and tile home set on a spacious 639.5 sqm parcel of land in a top location.- Generously sized L-shaped living and dining area.- Large kitchen with ample storage, a breakfast bar, a dual sink, plus a freestanding oven.- Three bedrooms, all with new carpet and ceiling fans, two with built-in robes and split system air conditioning.- Updated family bathroom with a ceramic top vanity, a shower, a built-in bath and a separate WC.- Freshly painted, new LED downlights, quality carpets and vinyl floorboards, plus Fujitsu split system air conditioning in the living room.- Large covered timber deck enjoying views of the reserve behind the property.- Fully fenced backyard with established trees, plus gated access to the reserve.- Attached single car garage + extra storage under the deck.

Outgoings: Council Rate: \$2,168 approx per annum Water Rate: \$811.98 approx per annum Rental Return: \$550 approx per week

Ideally located in the ever popular suburb of Rutherford, stands this impressive brick and tile family home, stylishly updated with quality inclusions throughout. Perfectly positioned, Rutherford is a suburb that enjoys easy access to Maitland within a short 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 is in such high demand. Arriving at the home you'll find a sweeping grassed lawn and a large driveway that leads to an attached single car garage with a remote roller door for ease of access. Stepping inside reveals the stylish renovation this home has undergone, with a fresh paint palette, newly installed LED downlights, and vinyl floorboards throughout. Set at the entrance of the home is a generously sized L-shaped living and dining room, with Fujitsu split system air conditioning for your year round comfort, and a large window offering a lovely view across the front yard. The family kitchen is located close by, offering ample storage in the surrounding cabinetry, a dual stainless steel sink, a freestanding oven with a 4 burner electric cooktop, a Westinghouse range hood, and a breakfast bar for your casual dining. There are three bedrooms on offer, all featuring newly installed black ceiling fans and new plush carpet, adding a touch of luxury to the everyday. Two of the rooms include built-in robes and Rinnai split system air conditioners for ultimate comfort. These rooms are serviced by the stylishly updated bathroom which features a ceramic top vanity, a shower with a rain showerhead, a built-in bathtub and the convenience of a separate WC. A dedicated laundry is also on offer, with handy direct access to the yard. A glass sliding door in the dining area offers a seamless connection to the outdoors where you will find a spacious, raised painted timber alfresco deck. Here you will enjoy a lovely view across the tiered backyard, and borrowed views from the reserve backing onto the property. Moving down to the yard you will find established trees and plenty of green grass for kids and pets to enjoy, framed by Colorbond fencing. There is extra storage underneath the deck and gated access to the reserve as well. A home presented to this high standard, 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 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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