

**215 New England Highway, Rutherford, NSW 2320**



**House For Sale**

Thursday, 21 March 2024

215 New England Highway, Rutherford, NSW 2320

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 689 m2**

**Type: House**



Todd Fisher  
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## FOR SALE NOW OR AUCTION

Boasting a very desirable dual street frontage, in an excellent inner city location - LJ Hooker Maitland and One Commercial, are proud to introduce for your consideration, this fantastic split level brick home that has amazing potential to value add in the short term. For those that appreciate the timeless charm that a sound 1950's built residence reflects, then 215 New England Highway Rutherford must be placed on your open home list this weekend. The home is ready to move in and occupy now or it could be refurbished to create a shining example of a classic 1950's beauty to love and to hold forever! This era of building has to be one of our favourite times of construction which is a well known period of quality builds and properties. The home is spread across a generous 689sqm allotment, again with 2 street frontages and comprises 2 to possibly 3 bedrooms, high ceilings and decorative cornices and fantastic cypress pine flooring throughout! The spacious layout creates a sense of freedom for everyone and invites you to explore the possibilities within. The floorplan offers a living room at the front of the home complete with heater that flows down the hall to the remaining bedrooms, and kitchen and dining area. The kitchen features ample prep, storage space and is complete with a free-standing gas cooktop and oven. A downstairs studio or rumpus with additional toilet and room for a shower, is also here with the potential to turn this area back into a garage with ease. With multiple family and living rooms on offer, there's plenty of space for everyone to relax and unwind. The dining area extends outside to an undercover alfresco that overlooks the in-ground pool, this leads around to the monster sized 11 x 7m garage - which is sure to set any tradies heart on fire with endless possibilities - a home workshop, or uber sized mancave. There is also the possibility of this super sized garage being converted into a granny flat with council approval. Why not also consider the possibility of subdivision to create 2 lots, adding value to this property almost immediately. (Subject to council approval). Conveniently located close to all local amenities, this impressive property is a must-see. For sale now, or at Auction on the 20th April at 10am. Proudly marketed by LJ Hooker Maitland and One Commercial, please call exclusive agents Todd Fisher 0438 592 920, Brendan Sarroff 0400 986 779 OR Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.