

**25 Third Avenue, Rutherford, NSW 2320**

**House For Sale**

Tuesday, 16 January 2024

25 Third Avenue, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



Charlie Lund



Tori Lund

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## Price Guide \$585,000 - \$625,000

This cute three-bedroom 1960s home can't wait for you to move in and enjoy yourself. Beautifully updated in the last few years, the single-level weatherboard/clad home is set on 575sqm of well-established, low-maintenance gardens. Timber floors feature throughout and there is a charming fireplace in the front living room, which also offers peaceful garden views. The central kitchen flows to a dining room and a bedroom with backyard access while another bedroom has built-in robes. The modern bathroom is also central and includes a corner shower. Relax on the back patio or be at Rutherford Marketplace and Maitland CBD in a few minutes. - This cute three-bed 1960s cottage cannot wait for you to move in and enjoy yourself- Downsizers, couples, investors and more will appreciate the potential of this cottage- Sympathetically renovated since last sale in 2016, weatherboard home is on 575sqm- Gardens are well established and create great privacy screen for single-level abode- Timber floors flow throughout with charming updated fireplace in the front living room- This light, bright room also offers lovely garden scenery and includes air conditioning- Across the foyer, find a central kitchen and dining area, both with charm and appeal- Modern kitchen offers Chef gas cooking appliances and decorated tiled splashbacks- Adjacent to kitchen is your modern bathroom which comes with corner shower, toilet- Kitchen also flows to laundry before opening to a rear bedroom with backyard access - Large room with garden views could also be a study, home office or a kids' playroom - Step out to a lovely covered deck where everyone can relax and entertain with ease- The fenced backyard beyond has ample lawn space, established trees and gardens- Back inside, you'll find the master suite and second bedroom beyond the living room- Bedroom 2 enjoys built-in robes with the master having split system air conditioning- Double-gated driveway flows to a single carport then single garage with a workshop- Gas hot water system, town water and 3kw solar power installed prior to settlement- An ideal investment opportunity with an estimated rental return of \$470 - \$500 pw- 700m-900m to Rutherford Marketplace, Rutherford Public School, Technology High- You're also 3km from busy, bustling Maitland CBD and close to Newcastle beaches Council Rates \$1,676pa Water Rates \$751pa