

26 John Verge Avenue, Rutherford, NSW 2320

Sold House

Thursday, 26 October 2023

26 John Verge Avenue, Rutherford, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 816 m2

Type: House



Jade Perryman

0240043200

\$900,000

Property Highlights:- A well designed home on a generous 816.6 sqm corner block, with multiple living areas throughout.- Gourmet kitchen with 40mm benchtops, a Westinghouse oven with a 5 burner gas cooktop, tiled splashback, raised breakfast bar and a walk-in pantry.- 4 generous bedrooms with built-ins, newly installed ceiling fans, a three way bathroom + the spacious master suite with built-in robes and an ensuite with a spa bath.- ActronAir 8 zoned ducted air conditioning + ceiling fans throughout.- Fresh, neutral paint palette, floor tiles and LED downlights throughout.- Alfresco entertainer's area with newly installed features overlooking the green backyard.- Attached double garage and a newly built additional Colorbond shed in the yard complete with a landscaped pad for a trailer beside the shed.- Huge 10kW solar system + instantaneous gas hot water.Outgoings: Council Rates: \$2,303.79 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns: \$770 approx. per week Discover the perfect blend of style, comfort, and convenience in this beautiful family home in Rutherford. With a prime location in this established suburb, you'll enjoy the peace and tranquillity of suburban living while still having easy access to schools, parks, and shopping. Maitland's historic CBD is just 12 minutes away and the excitement of Newcastle city and beaches are within an hour's reach. Head in the opposite direction and the gourmet delights of the Hunter Valley are only a 20 minute drive. Rutherford's popularity is easy to understand. Approaching this updated brick and tile home, on a generous 816.6 square meter corner block, is a delight. Immaculately landscaped gardens and a stylish water feature grace the front, leading you to an inviting front patio. A wide driveway guides you to the double attached garage, providing plenty of room for all the toys. Stepping inside, you'll find a welcoming foyer that leads into a home that has been meticulously renovated and maintained throughout. The interior boasts a fresh paint palette, LED downlighting that accentuates every corner, glistening floor tiles underfoot, and an abundance of natural light streaming in. This cleverly designed home features an abundance of living areas. On the right as you enter, you'll find a bright home office with a tranquil view of the water feature. It's generously sized and conveniently located, offering an extra entry from the bedroom wing, making it flexible as a guest bedroom if desired. To the left, you'll encounter the expansive formal lounge room. It offers a spacious and comfortable area, with plush carpeting underfoot and a ceiling fan overhead. The open-plan living, dining, and kitchen area is generous in size, with a bay window that overlooks the alfresco area, infusing the room with natural light and a charming view. This area provides ample room for both a dining and lounge area, making it the perfect space for relaxation and entertaining. The rumpus room, located close by, is a versatile space that could alternatively be used as a formal dining room. With its large bay windows offering a charming view of the backyard, it's an inviting space for various gatherings and activities. At the heart of the home is the kitchen, boasting a spacious and sparkling design. It features 40mm benchtops, plumbing for the fridge, and a dual sink with a mixer tap. The tiled splashback, raised breakfast bar, and a generous walk-in pantry completes this stylish and functional culinary haven. Equipped with a Westinghouse oven with a 5-burner gas stovetop, a stainless steel range hood, and a Bosch dishwasher, it's a chef's dream. The bedroom wing of this home offers practical and comfortable living. Three spacious family bedrooms feature built-in robes, ceiling fans, and plush carpeting, providing ample storage and a cosy atmosphere. The family bathroom follows a thoughtful 3-way design, including floor to ceiling tiles, a built-in bathtub, a large separate shower, and a separate toilet for added convenience. The master bedroom, accessible through impressive double doors, is a spacious retreat with an enormous built-in wardrobe, tall narrow windows that flood the room with light, and a luxurious ensuite. The ensuite features floor to ceiling tiles, a large corner spa with jets and a separate spacious shower. The outside of this home is designed for relaxation and entertainment. A vast alfresco area awaits, complete with a new TV bracket, outdoor power points, and a stylish outdoor ceiling fan, making it the perfect setting for gatherings and outdoor living. The newly installed fencing surrounds the alfresco, featuring chic bamboo panels and patterned aluminium screens for both privacy and aesthetic appeal. At the far end of the alfresco, you'll discover a stunning enclosed garden, embellished with a soothing water feature and meticulous landscaping, creating a serene oasis. A landscaped path from the alfresco leads you to the spacious, well-maintained grass backyard, ideal for the kids and pet to play. This home is not just beautifully designed; it's also packed with convenient features. New fencing ensures security and privacy, while a 10kW solar system keeps energy costs in check. Instant gas hot water ensures a constant supply of hot water. For climate control, there's an ActronAir 8-zoned ducted air conditioning system. Additional storage is provided by the new Colorbond garage in the backyard, complete with a landscaped pad for a trailer beside the shed. A family oasis such as this, in the popular suburb of Rutherford, will not last long. 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; - Located just

5 minutes to the convenience of Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- Only 12 minutes to the thriving Maitland CBD and Levee riverside precinct with a range of bars, restaurants and festivals- Surrounded by quality homes in a family-friendly community with plenty of parks and recreational facilities within easy reach. - A 15 minute drive to the destination shopping experience at Green Hills, complete with a huge variety of retail, dining and entertainment options.- 50 minutes to the city lights and sights of Newcastle. - 20 minutes to the gourmet delights of the Hunter Valley Vineyards***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: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 marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.