

26 Walsh Street, Rutherford, NSW 2320

Sold House

Thursday, 18 April 2024

26 Walsh Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 557 m2

Type: House



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\$597,000

Property Highlights:- Charming Weatherboard and tiled roof home set on a spacious corner block.- Three bedrooms, all with built-in robes and ceiling fans, the master with split system air conditioning.- Large kitchen with ample storage, 40mm benchtops, a tiled splashback + a breakfast bar.- Stylish family bathroom with floor to ceiling tiles, a built-in bath, a shower with a rain showerhead, plus a separate WC.- Spacious living areas including a dedicated lounge room, dining room + an additional living room with two ceiling fans and split system air conditioning.- Grassed backyard and beautifully landscaped front gardens.- Separate double car garage with a double carport.

Outgoings: Council Rate: \$2,180.80 approx per annum
Water Rate: \$811.98 approx per annum
Rental Return: \$500 approx per week

Located in the well established suburb of Rutherford, this classic Weatherboard and tiled roof home offers a fantastic entry to the market for first home buyers and a smart buy for investors who are keen to secure a home in this popular family friendly suburb. Rutherford is a well positioned suburb, enjoying easy access to Maitland within a 10 minute 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 location has become in such high demand. Set on a 557 sqm corner block this home offers a large front lawn and access via Treasure Street to the separate double car garage with an attached carport. At the entrance to the home is a spacious front verandah, providing the ideal spot for your morning coffee, whilst enjoying views across the beautifully landscaped front yard. The spacious floor plan delivers a range of living areas for everyone to enjoy including a living room with a ceiling fan at the entrance to the home, a dining room off the kitchen, and an additional living room that includes two ceiling fans, split system air conditioning, and sliding door access to the yard, delivering the luxury of choice when it comes to enjoying your downtime. The large family kitchen includes plenty of storage in the surrounding cabinetry, a 40mm laminate benchtop, a tiled splashback, a Baumatic oven, a 4 burner stove, and a breakfast bar for your casual dining. There are three bedrooms on offer, all featuring ceiling fans and built-in robes for extra convenience, with the master suite including split system air conditioning for your year round comfort. Servicing these rooms is the main family bathroom which includes floor to ceiling tiles, a vanity with soft close cabinetry, a built-in bath, a shower with a rain shower head and a separate WC. Added extras in this home include an ARLEC alarm system for your peace of mind, an updated fuse box, plus a recently restored tiled roof. A home of this nature, 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 3 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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