

# 2A Compton Street, Rutherford, NSW 2320

## Sold House

Tuesday, 15 August 2023

2A Compton Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 594 m2

Type: House



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**\$600,000**

Property Highlights:- Immaculately renovated home with open plan kitchen/dining, dedicated living + a sunroom.- Split system air conditioning, ceiling fans, soaring 2.7m ceilings, premium large format tile flooring, and freshly painted throughout.- Stylishly updated kitchen featuring quality Westinghouse appliances, 20mm Caesarstone benchtops, soft close handleless cabinets + a sleek vertical subway tiled splashback.- Elegantly renovated family bathroom complete with floor to ceiling tiles, a floating vanity, a walk-in shower, a freestanding bath + a separate WC.- Massive backyard with established trees + newly installed Colorbond fencing.- Attached double garage with a newly renovated laundry attached.

Outgoings: Council rates: \$2,196 approx. per annum  
Water rates: \$767.52 approx. per annum  
Rental return: \$530 approx. per week

Located in the popular, well established suburb of Rutherford, this stylishly updated home, set on a generously sized parcel of land, delivers style, comfort and convenience in equal measure! Convenient living does not get much better than this, with primary and secondary schools, along with a choice of early education centres just moments from home. You'll also be delighted to find Rutherford Marketplace, featuring all the major supermarkets and services you require a short stroll away. In addition, easy access to the New England highway will have you connected to the city, valley and coast with ease. Framed by a large front yard and a spacious double driveway, this home, built of an appealing painted brick and tiled roof construction provides plenty of curb appeal. The pleasing first impression continues as you enter the home, revealing the soaring 2.7m ceilings, large format tiles, LED downlights, and the fresh neutral paint palette found throughout the home. There are three generously sized bedrooms on offer, all including the convenience of large built-in robes, ceiling fans and enjoying the luxurious feel of newly laid premium carpet underfoot. Servicing these bedrooms is the beautifully renovated bathroom which boasts stunning floor to ceiling tiles, a floating vanity, a walk-in shower, a chic freestanding bathtub and contemporary black fittings throughout, with a separate WC providing additional convenience for all. Designed with spacious living in mind, you'll find a large dedicated living room located at the entrance to the home, bathed in natural light from the large window in place, with a striking feature wall and a stylish black ceiling fan overhead, providing additional comfort during the warmer seasons. A second living area is on offer at the rear of the home, where you'll find a light filled sunroom with floating floors and a ceiling fan, providing the luxury of choice when it comes to enjoying your downtime. Set at the heart of this spectacular home is the open plan kitchen and dining area, with split system air conditioning in place, ensuring you'll cook, relax and dine in comfort during all seasons. Renovated to the highest of standards, this gourmet kitchen features quality appliances including a dishwasher, a Westinghouse built-in oven and a 4 burner electric cooktop, ready to start whipping up all your gourmet creations, straight away! There is ample storage space on offer in the surrounding sleek white cabinetry with soft close doors, a vertical subway tiled splashback, and a recessed dual sink with chic black fittings, with 20mm Alpine white Caesarstone benchtops adding an extra touch of class. Step outside and you're sure to be impressed with the massive backyard, with newly installed Colorbond fencing, established trees, and plenty of green grass for the kids and pets to enjoy, with dual side access, an added extra! Those looking to store their cars and toys will be delighted to find an attached double garage under the home, with a beautifully renovated laundry with VJ panelling, large format tiles and access to the yard close by. A home renovated to this standard, set in such a popular location as this is sure to attract a large volume of interest. 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;- Just 400 metres from Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- 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 the newly refurbished destination shopping precinct, 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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