

**3/5 Justine Parade, Rutherford, NSW 2320**



**Unit For Sale**

Tuesday, 28 November 2023

3/5 Justine Parade, Rutherford, NSW 2320

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 132 m2**

**Type: Unit**



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**\$420,000 - \$450,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "This easy-care unit is a real gem for a range of buyers, from first-timers to savvy investors. Nestled in the quiet and friendly street of Justine Parade, it's a stone's throw from all the local amenities you'll need while being set within a little community of its own." The Location This well-presented unit provides a convenient and accessible location to enjoy all the area has to offer. Within minutes, you'll find yourself at local shops, transportation hubs, and charming local eateries. Maitland CBD is a mere 10 minutes away, and the Rutherford Shopping District is 5 minutes from home, providing you with all the convenience you desire. Maitland CBD - 10 min (6.3km) Stockland Green Hills - 15 min (12.1km) Newcastle CBD - 48 min (41.1km) The Snapshot Discover the ideal blend of comfort and convenience in this charming two-bedroom unit. Perfectly suited for first-home buyers, downsizers or investors, this well-maintained single-storey home offers a lifestyle of easy living in a superb location. A solid choice for those seeking simplicity, functionality and potential. The Home This delightful 1980s brick unit, with its undercover paved entry, leads you into a serene retreat from the hustle and bustle of everyday life. As you enter, you're greeted by large windows throughout the home, bathing each room in natural light and accentuating the soothing neutral colour scheme. The open-plan living and dining area, carpeted for comfort, is a cosy hub for family gatherings and quiet evenings. Vintage glass light fittings offer a nod to the past, while wooden skirting boards enhance the home's classic charm. A TV nook in the wall and a double-sized window overlooking the quaint surroundings add even more character to the space. The kitchen is light and bright, offering good storage, a freestanding oven, and a tiled splashback. Its convenient location, adjacent to the dining and living area, makes it perfect for easy entertaining or enjoying simple everyday moments. This home includes two well-appointed and comfortable bedrooms, each carpeted and featuring wooden doors, frames, and skirting boards, as well as built-in robes for added storage. The main bathroom is equipped with a shower bath, vanity, and toilet, ticking all the boxes for practicality and convenience. Stepping outside, you'll discover a paved rear courtyard area and a small and low-maintenance yard with an established lawn and trees, all enclosed by secure Colorbond fencing. The practicality extends with a laundry set within the garage, which also provides both internal and backyard access. Additional features include a single-car garage with a roller door for added storage and security and split system air conditioning to ensure year-round comfort. Set within the peaceful and friendly location of Rutherford, a suburb known for its blend of community spirit and convenient living, this wonderful unit presents a golden opportunity for first-home buyers and investors alike. Its blend of classic features and modern conveniences makes it an ideal entry into the property market or a savvy addition to an investment portfolio. With local shops, parks, and community facilities just a short stroll away, it offers a lifestyle that is both relaxed and connected. SMS 5Jus to 0428 166 755 for a link to the online property brochure.