

**3 Belmar Street, Rutherford, NSW 2320**



**House For Sale**

Monday, 4 December 2023

3 Belmar Street, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



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## Contact Agent

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 "I love how the double garage has been converted to a studio which would suit a home business or offer the added benefit of an additional living area. A great investment or an ideal first home for someone wanting to put their own stamp on this home."The LocationThis charming home 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 - 10 min (6.3km)Stockland Green Hills - 15 min (12.1km)Newcastle - 48 min (41.1km)The SnapshotWelcome to 3 Belmar Street, a delightful weatherboard home built in 1970. Set on a 653 sqm block with three bedrooms, it is a solid choice for those starting out or looking to downsize. Located in the thriving community of Rutherford, it offers an array of possibilities, potential and promise for its new owners.The HomeIntroducing this wonderful gem, ready for your personal touch. This Rutherford residence combines charm with immense potential, offering a unique opportunity to create your dream home.As you approach, you're greeted by a stone retaining wall and rock-edged garden beds, while the established front lawns and trees set a welcoming scene. The home's entrance, marked by a solid timber door, invites you into a world of possibilities. Inside, the living room awaits, offering a tranquil retreat for relaxation, complete with its own reverse-cycle air conditioner. The open-plan kitchen and meals area is adjacent to a versatile storage space and is a total delight. Light, bright, and spacious, the kitchen features stone benchtops, a tiled splashback, ample cabinetry, stainless steel appliances, and a feature window that overlooks the outdoor entertaining area.Outside you'll discover a covered entertaining area, perfect for relaxed gatherings and quiet evenings. The backyard, with its expansive grassed area, invites you to personalise and enhance this space even further. A handy garden shed, second studio and secure Colorbond fencing along the side and rear boundaries add to the practicality of the outdoor area. Additionally, the external laundry offers extra storage and a convenient second separate toilet.The home comprises three bedrooms, each carpeted for comfort. Two bedrooms boast built-in wardrobes, and the third includes its own air conditioner unit. The main bathroom is modern and bright, featuring a semi-frameless shower, a built-in bathtub, and a separate powder room.For parking, there's a double carport, and the converted double garage has been cleverly transformed into a studio. This space is ideal for a home business, office, or an extra family room, providing flexibility for your lifestyle needs.This property is zoned for Telarah Public School and Rutherford High School, making it an excellent choice for families. Located in the blossoming community of Rutherford, this is a home that offers comfort, convenience, and the chance to create lasting memories. It's the perfect choice for those seeking a comfortable and promising future.SMS 3Bel to 0428 166 755 for a link to the online property brochure.