

3 Brittany Avenue, Rutherford, NSW 2320

Sold House

Thursday, 19 October 2023

3 Brittany Avenue, Rutherford, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 735 m2

Type: House



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\$750,000

Property Highlights:- 2011 designed Anambah Constructions home with a spacious open plan living and dining area.- Immaculate kitchen with quality appliances, 40mm benchtops, built-in Westinghouse oven, 4 burner gas cooktop, Bosch dishwasher, plumbing for the fridge, a walk-in pantry + an island bench with a breakfast bar.- Five bedrooms, providing a space for everyone to call their own.- Contemporary floating floorboards, LED downlighting, plantation shutters + a fresh paint palette throughout.- 2 x split system air conditioners, a gas bayonet + ceiling fans in all bedrooms.- Instantaneous gas hot water, front yard irrigation system + a water storage tank in the yard.- Impressive paved alfresco leading to a large Trex deck with aluminium louvre shade screens + views from the backyard to enjoy.- Attached double garage with internal access and a mezzanine, a large carport + a newly installed Colorbond shed in the yard complete with power access, workshop benches + a combustion fireplace.Outgoings: Council Rates: \$2,324.91 approx. per annum Water Rates: \$825.42 approx. per annum Rental Return: \$620 approx. per week Set in one of the most highly sought-after pockets of Rutherford, this impressive family home offers five bedrooms, a spacious open floor plan, and luxury inclusions throughout, presenting a perfect home for one lucky new owner. Rutherford is a well established, family friendly suburb, with a range of local schooling, shopping and recreation facilities all within easy reach of home. Further afield, you'll be pleased to find all the gourmet delights of the Hunter Valley Vineyards a short 20 minute drive, the city lights and coastline of Newcastle a 50 minute commute, and the bustling heritage centre of Maitland less than 15 minutes away. Designed to impress from front to back, this home presents a sweeping grassed front lawn, neatly presented gardens, and two driveways leading to the attached double garage, and the newly built carport, perfect for storing the van, boat or trailer! Entering the home via the tiled patio, you'll take in the fresh paint palette, the contemporary floating floorboards, chic plantation shutters, and the newly installed LED downlighting found throughout the home. There are five bedrooms on offer, providing a space for everyone to call their own. The four kids' rooms include ceiling fans, with three benefiting from large built-in robes. Servicing these rooms is the main family bathroom which features a separate built-in bath and shower. The master bedroom is located in this wing, with both split system air conditioning and a ceiling fan ensuring you'll relax in comfort during all seasons. There is a large walk-in robe on offer, and a well appointed ensuite, completing this ideal parent's retreat. Set at the centre of the home is the impressive open plan living, dining and kitchen area, with split system air conditioning, a gas bayonet, and plenty of natural light from the surrounding windows and sliding doors to the yard. The pristine kitchen boasts ample storage in the surrounding cabinetry, a walk-in pantry, plenty of room atop the 40mm sleek benchtops, plumbing for the fridge, and a large island bench that doubles as a handy breakfast bar. Quality appliances are in place including a built-in Westinghouse oven, a 4 burner gas cooktop, and a Bosch dishwasher, set to make cleaning up a breeze. Step outside via the glass sliding doors and you'll arrive in an entertainer's dream, with a covered, tiled alfresco that extends to a spacious Trex deck area framed by Louvre screens, providing the perfect setting for entertaining year round! The tiered grassed backyard wraps around the home, providing plenty of space for the kids and pets to play, with sweeping views on offer, completing this lovely backyard oasis. Those seeking their own 'man cave or she shed' will be delighted to find a large newly built Colorbond shed in the yard, complete with power access, workshop benches, and a combustion fireplace, providing the ideal space to tinker with your tools! A home offering this standard of spacious family living, inside and out, can only go to one lucky buyer. Don't let your dream home become someone else's reality, contact the team at Clarke & Co Estate Agents today to secure your inspection. Why you'll love where you live;- 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- Within easy reach of both early learning centres, primary and secondary schools.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 15 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.- 50 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. 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