

3 Mountbatten Close, Rutherford, NSW 2320

House For Sale

Monday, 15 April 2024

3 Mountbatten Close, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 765 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Stylishly updated Weatherboard / Colorbond roof home set in an ideal location.- Spacious open plan living/dining area plus a formal lounge room.- Three bedrooms, all with carpeted floors, the master with a built-in robe.- Large family kitchen with soft close cabinetry, a breakfast bar, 40mm Caesarstone benchtops, a marble tile splashback + quality appliances.- Beautifully presented family bathroom with floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a bathtub plus a shower with a built-in recess.- Two air conditioners, ceiling fans + a freestanding combustion fireplace in the living room.- LED downlights, stylish floating floorboards + a neutral paint palette throughout.- Newly installed double shed with a remote roller door, drive through access to the yard + an extra high double and single carport.- Fully fenced backyard with established trees and plenty of green grass for the kids and pets to enjoy.

Outgoings: Council Rates: \$2,340 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$550 approx. per week

Located in the well established suburb of Rutherford, this impressive cottage home has been stylishly updated with luxurious inclusions throughout, ready for one lucky new family to move in and make it their own. 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 suburb has become in such high demand. Arriving at the property you'll be greeted by a lush grassed lawn and established gardens framing the beautifully presented Weatherboard and Colorbond roof home. There is a newly installed double shed set to one side of the home, with an automatic front roller door, drive through access to the yard, plus an extra high double and separate single carport, offering all the storage and parking space you could ask for! Stepping inside, you'll arrive in the generously sized living and dining room, revealing the lovely floating floorboards, neutral paint palette and the LED downlights found throughout the home. There is a ceiling fan in place, a Daikin air conditioner for your year round comfort, along with a large window, providing a lovely view across the front yard. Offering the luxury of choice when it comes to enjoying your downtime, you'll find a formal living room at the rear of the home, complete with a freestanding combustion fireplace, ready to cosy up over the cooler seasons ahead. A dedicated dining space is set opposite the kitchen, offering the ideal spot to enjoy mealtimes with family. The kitchen delivers plenty of storage in the surrounding soft close cabinetry, a gleaming 40mm Caesarstone benchtop, a marble splashback, and a rosewood timber breakfast bar for your casual dining. The home chef will be pleased with the quality appliances in place including a Westinghouse oven, a 4 burner cooktop, plus a Fisher & Paykel dishwasher for ultimate convenience. Set to one side of the home are three bedrooms, all featuring plush carpet and ceiling fans, with the master suite including a built-in robe and an air conditioner for additional comfort. Servicing these rooms is the stylishly updated family bathroom which boasts stunning floor to ceiling tiles, a floating vanity with an under mount sink, soft close cabinets and a 20mm Caesarstone benchtop, an inviting bathtub and a shower with rain showerhead and a built-in recess. Located close by is the updated laundry which includes a 20mm timber benchtop, a VJ panel wall feature and handy direct access to the yard. The backyard itself is spacious in size, is fully fenced, includes established trees and offers plenty of green grass for kids and pets to enjoy. A home presented to this high standard, 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 5 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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