

30 Fairfax Street, Rutherford, NSW 2320

House For Sale

Friday, 14 June 2024

30 Fairfax Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 862 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Perfect family home or investment property.- Open plan living with a lounge, dining and study area.- Kitchen with a breakfast bar, 30mm benchtops, built-in pantry and Westinghouse appliances.- Three bedrooms with ceiling fans, one with a built-in robe and the master with a walk-in.- 3-way bathroom with access from the master and hallway, plus an additional new WC with updated plumbing in renovated laundry.- New freestanding combustion fireplace with new ducted fan and split system air conditioning in the living room.- Freshly painted, updated floating floorboards, new matte black ceiling fans, new power points with USB and USBC ports and new LED downlights.- Undercover alfresco which can also double as a carport, timber built-in outdoor kitchen with outdoor fan, Jumbuck BBQ, LG TV, Hisense fridge, plus a cubby house in the yard.- Single attached garage with internal access, wide side gated access, repainted and repointed roof, new electric hot water system, plus fibre to the node NBN.Outgoings: Council Rate: \$2,292 approx. per annum Water Rate: \$818.67 approx. per annum Rental Return: \$600 approx. per week Built in 1991, this charming family home offers a perfect blend of comfort, convenience, and style. Whether you're looking for a spacious family residence or a smart investment opportunity, this property ticks all the boxes. Situated just a 10 minute drive from Maitland, 45 minutes from Newcastle, and a mere 20 minutes from the renowned dining and cellar doors of the Hunter Valley, this suburb is highly sought after. Rutherford Marketplace and Homemaker Centres are just minutes away, along with local schools and recreational facilities. As you approach this delightful property, you'll be greeted by a charming brick and tile facade. The gated front yard, adorned with established gardens and an expanse of green grass, creates an inviting atmosphere. The street appeal is undeniable, setting the stage for what awaits inside. Step inside to find a freshly painted interior with a mix of tiles, carpet, and floating floorboards. Venetian blinds add a touch of elegance, while matte black ceiling fans throughout ensure comfort year round. The heart of the home is right at the front, in the form of an open plan living and dining area, with some easily defined spaces. The living room section at the front contains a new Kalora freestanding combustion fireplace, with exhaust fans that efficiently distribute heat into the living area and hallway. Kelvinator split system air conditioning ensures comfort during all seasons, and a large window overlooking the front yard provides loads of natural light. Just around the corner, you will find another versatile space, with an inbuilt timber desk and USB and USBC power points catering to modern needs. Just to the right of this space is the dining room, which overlooks the rear alfresco and could easily serve as a games room or home office. The well appointed kitchen features a breakfast bar, undermount dual sink, and a 30mm vinyl benchtop. A built-in pantry provides ample storage, and the Westinghouse oven and 4-burner electric stove make meal preparation a breeze. The Robinhood rangehood keeps the air fresh, and USB ports add convenience. With its clever design, this home then moves into the family bedroom wing, where you will find one room with a built-in robe and ceiling fan, another with a ceiling fan and view over the front yard, and the master bedroom, which also boasts a ceiling fan, a large window and a generous walk-in robe. The recently resealed 3-way bathroom is accessible from both the master bedroom and the hall and offers a rain shower head, built-in bath and separate WC. A lovely surprise is the recently remodelled laundry, which includes a new toilet and plumbing. Heading outside, through glass sliding doors in the living area, the undercover alfresco area beckons for outdoor gatherings. It features an outdoor BBQ kitchen with a Hisense fridge and Jumbuck BBQ, an Arlec industrial fan, an LG TV, privacy screens, and LED lights. The grassed backyard showcases tasteful landscaping and established trees. The kids will love the fantastic raised cubby house with a slide, and a garden shed provides additional storage. As for the big kids, there is plenty of room to store all of the big toys! The freshly painted driveway leads to an attached single garage with convenient internal access, and a concrete pad awaits your carport. Additionally, wide gated side access is perfect for storing your caravan or boat out the back. Numerous updates enhance this fantastic home, including new power points, downlights, a recently updated hot water system, and a repainted and repointed roof, plus the property is equipped with single-phase power. This fabulous family home, which promises years of enjoyment or investment opportunity, is sure to attract a wide variety of buyers. 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; - 5 minutes from Rutherford Marketplace including all three major supermarkets, retail 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 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot

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