

# 36 Buffier Crescent, Rutherford, NSW 2320

## Sold House

Saturday, 17 February 2024

36 Buffier Crescent, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 656 m2

Type: House



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**\$645,000**

If you love to entertain, or just quietly relax, you'll love this modern three-bedroom home. An ideal entry point to the market, the property sits on a 656sqm block just five minutes from Rutherford Marketplace. Light and fresh, easy-care living and contemporary designs blend perfectly with multiple entertaining areas. The backyard will open everyone's eyes with its sprawling back patio and pool, and separate rumpus room with a bar, television and barbecue area. There is also an outside change room with a toilet. For those seeking a hassle-free living experience, don't wait to snap up this fantastic home!

This modern three-bedroom home offers an ideal entry point to the property market- An entertainer's delight with contemporary living, the room needs no additional effort- Set on 656sqm, minutes from Rutherford, sit back and enjoy hassle-free living times- Weatherboard, brick and tile abode has multiple entertaining areas, updated interiors- There is a spacious garage which includes airconditioned office plus workshop area- You also have adjacent double carport and a storage shed next to the change room- The established hedges to front of home offer privacy to enjoy the great front balcony - Front door opens directly into the light and fresh, open-plan area with large windows- Relax in living area with glossy tiles and floorboards and take in lush garden scenery- Appealing kitchen overlooks the pool, offering abundant storage and bench space- Electric cooktop, Samsung wall-mounted oven, Dishlex dishwasher, and a built-in fridge- But why stay inside when there's masses of fantastic entertainment areas outside?- Beyond living and dining area's sliding glass doors, find an expansive covered patio- This great space then overlooks your stunning inground pool, ideal for every season- But wait, there's more with separate brick rumpus room overlooking patio and pool- Sprawl out on covered patio, or cabana, with TV, and nearby built-in Grandhall BBQ- Then, step inside spacious cabana with exposed brick walls and enjoy the great bar- Plus, at the side of the house, there's a separate pool change room with handy toilet- Back inside main house, three bedrooms with built in-robies are on one side of home- Bedrooms are steps away from main bathroom with oversized shower, separate toilet- Other features include electric hot water, external window shutters, six security cameras- Drive 5 minutes to Rutherford Marketplace and amenities, Maitland CBD is also nearby

Council Rates \$2,306pa  
Water Rates \$751pa