

4 Bunning Avenue, Rutherford, NSW 2320

Sold House

Thursday, 17 August 2023

4 Bunning Avenue, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 626 m2

Type: House



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\$579,000

Property Highlights: - Stylishly updated 1970s home with multiple living zones + a dining room. - Beautifully updated kitchen with a Euromaid oven/cooktop, 40mm benches, soft close cabinetry + a breakfast bar. - Freestanding combustion fireplace + newly installed ceiling fans throughout. - Polished timber floorboards, newly installed premium carpet + contemporary lighting throughout the home. - Large 626 sqm block with a low maintenance backyard, alfresco area + established trees and gardens. - Attached garage with internal access, large garden shed + dual side access to the yard. Outgoings: Council Rate: \$2,004 approx. per annum Water Rate: \$754.98 approx. per annum Rental Return: \$550 approx. per week Locations do not get more convenient than this, with easy access to local schooling and recreational facilities, and with both the New England Highway and the local shopping centre just around the corner, you'll have everything you could ask for, right on your doorstep! Built in the 1970s and stylishly updated throughout, this impressive four bedroom home sitting on a spacious, yet low maintenance 626 sqm parcel of land, is set to impress at first glance. Arriving at the property, a large grassed front lawn frames the home, built of an appealing neutral brick and tiled roof construction. Stepping inside via the spacious front porch, you'll arrive in the entry foyer, revealing a crisp paint palette and the contemporary lighting found throughout the home. Set at the entrance is a dedicated living room, complete with a ceiling fan and lovely views of the front yard via the bay style windows in place, with polished timber floorboards adding an extra sense of style. Providing the luxury of choice, you'll find an additional, generously sized living room located at the rear of the home, featuring timeless VJ panelling, and a freestanding combustion fireplace, perfect for cosying up with loved ones during the cooler seasons. At the heart of the home is the pristine kitchen, newly updated and designed to impress, with quality appliances in place including a Euromaid oven and a four burner electric stove, ready to start whipping up your gourmet creations, straight away! There is ample storage in the surrounding soft close cabinetry, and plenty of space atop the 40mm benchtops for all your food preparation needs. A thoughtful addition to this well designed kitchen is the handy breakfast bar in place, ideal for those casual family mealtimes, with a dedicated dining room located adjacent, for more formal occasions. There are four extra large bedrooms placed throughout the home, all enjoying the comfort of ceiling fans and newly installed carpet, adding a touch of luxury to the everyday. Three rooms benefit from the added convenience of large built-in robes, providing plenty of storage for all your wares. Located along the hall is the family bathroom, recently renovated with a stylish tile choice, featuring a large skylight, and boasting a separate shower, bath and WC. Dual sets of glass sliding doors in the rear living room provide a lovely connection between the indoor/outdoor living spaces, opening out to the tiered yard, with established trees along the perimeter, providing a lovely outlook and additional privacy in equal measure. The generously sized 626 sqm parcel of land provides a lovely covered alfresco area, plenty of outdoor space to enjoy, and a low maintenance design, freeing up your weekends to enjoy as you please. Added extras include handy dual side access to the yard, a large garden shed, and an attached single car garage complete with internal access, providing all the storage space you could need. Perfectly located, this home is within a short distance of primary and secondary schooling, recreational facilities and homemaker centres, and is only moments to Rutherford Marketplace, just at the end of the street! Further afield, you'll be pleased to find the world renowned Hunter Valley vineyards a short 20 minute drive, Maitland's heritage CBD and riverside Levee precinct a short 10 minutes away, and the beaches and city lights of Newcastle a 45 minute commute. A perfect family home or investment opportunity such as this is sure to prove popular with buyers in today's market. 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; - Right around the corner from 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. - 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 newly refurbished 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. 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