

41 Brigantine Street, Rutherford, NSW 2320

House For Sale

Tuesday, 14 November 2023

41 Brigantine Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 656 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A stylishly presented 2013 Anambah Constructions home featuring open plan living/dining, formal living + a rumpus room.- Four large bedrooms set across two spaciously designed levels.- Freshly painted, newly installed carpet, modern downlighting, stylish floorboards and chic plantation shutters.- Gourmet kitchen with 20mm Caesarstone benchtops, ample storage, a subway tiled splashback + quality appliances including a 900mm Fisher & Paykel oven, a five burner gas cooktop and a Bosch dishwasher.- Multiple split system air conditioners, Fanaway ceiling fans + instant gas hot water.- A lovely balcony off the open plan living area + a covered entertaining area downstairs with a ceiling fan and power access.- A huge tiered backyard with plenty of green grass for kids to enjoy, established gardens + 2700L of water storage.- An attached double garage with internal access + side access to the yard.Outgoings: Council rates: \$2,181.51 approx. per annum Water rates: \$825.42 approx. per annum Rental Return: \$620 approx. per week Set on a lovely street in the ever popular suburb of Rutherford, stands this impressive split-level home, built in 2013 by Anambah Constructions. Boasting a free flowing open floor plan, spacious living areas, and four bedrooms for the family, this home is sure to impress! Rutherford is a well positioned suburb, enjoying easy access to Maitland within a short 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, a lush green lawn and established gardens frame the home, built of an appealing blonde brick and tiled roof construction. A long driveway leads to an attached double garage that includes internal access to the home, along with side access to the yard. Stepping inside you'll arrive in an inviting living room, revealing the newly installed stylish floating floorboards, chic plantation shutters, contemporary downlights, and a Fanaway ceiling fan, providing additional comfort during the warmer seasons. The impressive open plan living, dining and kitchen area includes split system air conditioning and a massive balcony with a glorious view of the yard, providing the perfect setting for all your alfresco dining occasions. The stylishly updated kitchen boasts sleek 20mm Caesarstone benchtops, ample storage in the surrounding cabinetry, a striking textured subway tiled splashback, and a dual stainless steel sink. Quality appliances are in place including a freestanding Fisher & Paykel 900mm oven, a five burner gas cooktop, a slide out range hood and a Bosch stainless steel dishwasher, completing the premium offerings in this superb kitchen. There are four bedrooms on offer, two on each floor of the home. All bedrooms benefit from built-in robes and newly laid plush carpet, providing a luxurious feel underfoot. Two of the bedrooms feature split system air conditioning, with two enjoying the added comfort of ceiling fans in place. The main family bathroom is located on the upper floor, featuring an extra large vanity, plus a separate shower and bathtub. The second bathroom located downstairs includes a shower, a WC, and a stylish pearl effect feature wall. On the lower floor, you will find an additional living room, complete with a Fanaway ceiling fan and a split system air conditioner, with extra storage under the stairs for added convenience. Stepping outside via the glass sliding doors you'll arrive in the covered entertaining area, with a ceiling fan and outdoor power points on offer, providing the luxury of choice when it comes to relaxing outdoors and hosting guests. The 656.5 sqm parcel of land delivers a generously sized yard that features established trees and plenty of green grass for the kids and pets to enjoy. The budding gardener will be delighted to find 2700L of water storage in place, set to keep the grounds thriving. A home offering this standard of spacious family living, 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, medical centres and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 12 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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