

# 44 Kelly Circle, Rutherford, NSW 2320

Thompson,  
Clarke

## Sold House

Saturday, 3 February 2024

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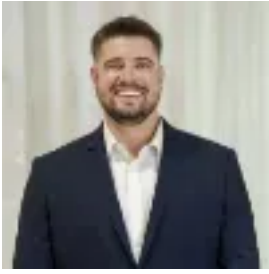
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m<sup>2</sup>

Type: House



David Cowan  
0240863800



Reece Thompson  
0240863800

## Contact agent

Ideally positioned on a 700sqm block, located in the heart of the convenient suburb of Rutherford stands a rare and exciting opportunity that will suit a wide range of buyers. Offering spacious interiors with low maintenance convenience, don't miss your opportunity to view 44 Kelly Circle today. Location on Kelly Circle offers a choice of elite private and public schooling options, many culinary delights, retail attractions, transport conveniences and medical establishments. With a desirable orientation on high side of the street, the home's manicured grounds invite you to the front door. Stepping inside there are many notable inclusions consisting of split system air conditioning, downlights, tiled floors and sunlit windows with vertical blinds. Designed with comfort in mind the floorplan offers a seamless flow between living zones. The heart of the home is the open plan living, dining at the rear that connects to the outdoor alfresco entertaining area. The family orientated kitchen offers ample storage and prep area, breakfast bar, large pantry, electric oven plus a dishwasher. For those seeking some quiet moments, a formal lounge offers a serene space where you can relax or even work from home. Four very spacious bedrooms are throughout the floorplan, all with built in wardrobes. The master is located at the front of the home with a private ensuite and walk in wardrobe. A glass sliding door opens to allow fresh air to flow in and family members to float between spaces offering a relaxed lifestyle. The backyard is fully fenced with ample grass for the children and pets to play. A double lock up garage is attached to the home with a roller door that opens to the backyard. The yard is enhanced with vegetable gardens and fruit trees consisting of Lemon, Plum, Pomegranate, Mango, Eggplant, Snake Beans, Cauliflower, Cucumbers, Chilli, Zucchini, Tomatoes and Capsicum. Extra features include:- Built by Anambah homes - Internal laundry - Linen storage - Gas hot water - Pendant lights - Block out blinds - Council rates - \$2300 approx per annum. A home like 44 Kelly Circle offering spacious interiors will not last long on the market. Call the team on 0421 289 822 for more information today! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.