

45 Alexandra Avenue, Rutherford, NSW 2320

Thompson,
Clarke

House For Sale

Tuesday, 28 May 2024

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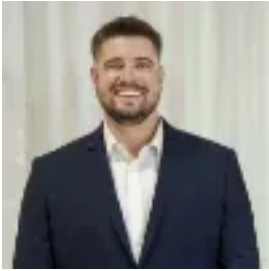
Bedrooms: 3

Bathrooms: 1

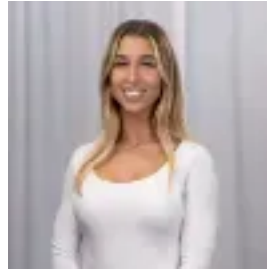
Parkings: 6

Area: 601 m2

Type: House



David Cowan
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Suvannah McNabb
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Preview

This well-maintained weatherboard home at 45 Alexandra Avenue, Rutherford offers a compelling combination of space, functionality, and convenience. Ideal for families or professionals seeking a dedicated work-from-home environment, the property boasts 3 generously sized bedrooms, a well-appointed bathroom, and an impressive 6 car parking spaces. The inviting living room is bathed in natural light thanks to the huge corner window, while the modern kitchen has fresh appeal with new door handles and an electric cooktop. The recently updated laundry is a delight, featuring brand new benchtops, sink, cupboards, fresh paint, and laminate flooring for a clean and highly functional space. Upstairs, all bedrooms are carpeted and include ceiling fans for year-round comfort, while glossy floorboards and downlights throughout the upper level add a touch of charm and elegance. Downstairs, a versatile tiled space with its own dedicated external access provides the perfect solution for a home salon, teenager's retreat, or additional living room, customisable to a variety of needs. The powered shed with a cozy fireplace offers endless possibilities, while a substantial 315L hot water tank ensures ample hot water for the entire household. Entertain effortlessly under the undercover concrete alfresco area, perfect for year-round gatherings with family and friends. Location is paramount, with a convenient 5-minute stroll to the Rutherford shopping centre, offering all your daily essentials including supermarkets, retail stores, dining options, medical centres, and various services. St. Paul's Primary School, Rutherford High School and Rutherford Technology High School are situated just around the corner, fostering a family-friendly atmosphere. Enjoy the parks, recreational facilities, and sporting options nearby, ideal for an active lifestyle. Explore the flourishing Maitland CBD with its range of bars and restaurants, just an 8-minute drive away. Green Hills shopping centre is also easily accessible within 10 minutes, providing a wider variety of shops and entertainment options. Newcastle and the Hunter Valley Vineyards are readily accessible, within a 45-minute and 20-minute drive respectively. Outgoings (approx. per annum): Council Rates: \$2,032 Water Rates: \$730.59 Rental Appraisal: \$550-\$600 per week To secure this fantastic opportunity and begin making memories in this convenient location, contact David Cowan and Savannah McNabb on 0422 707 333 today to arrange an inspection. 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.