

**45 Regiment Road, Rutherford, NSW 2320**



**Sold House**

Friday, 29 March 2024

45 Regiment Road, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Celeste Rodwell  
0400175419

**\$625,000**

Retreat into the perfect blend of quality and comfort in this endearing three-bedroom home, set upon a spacious 627sqm parcel and surrounded by manicured lawns and flashes of verdant green gardens. Inside discover an immaculately-kept home, where L-shaped living and dining areas extend into an enclosed all-season entertaining area, and three bedrooms rest on a separate wing to create peace and privacy. A renovated kitchen features a handy stainless steel wall oven and classy marble-effect tiles as a splash back, it also overlooks the backyard so you can keep an eye on the kids playing outside while prepping meals. The three-way bathroom enjoys some modern updates and is cleverly zoned for direct access into the master bedroom. Perfectly presented from front-to-back, this home holds great appeal to buyers of all ages, including investors. Located within a quiet lifestyle pocket with a preschool at one end of the street and great schools nearby, this area of Rutherford has urban infrastructure at its fingertips while still providing a safe environment to raise your family. Maitland's booming CBD is less than 5km from the door too, offering a collection of diverse cafes and restaurants, a bi-monthly Slow Food market, riverside parks, and of course, magnificent shopping. -?Dearly-loved by house-proud owners, beautifully maintained over its lifespan -?Manicured gardens with established lawn and pops of colour provide a welcoming outdoor escape -?Light and bright living room with plantation shutter dressing full-length windows -?Neat-as-a-pin kitchen with adjoining meals area, appointed with split-system AC -?Three quietly-set bedrooms share a three-way bathroom, BIR in master -?Hero-of-the-home enclosed entertaining area ready to celebrate any occasion -?Huge backyard features plenty of space for play equipment or relaxed weekend BBQs -?Quick trip (1400m) to Rutherford Shopping Centre for your weekly supplies -?2.8km to Telarah Station and zoned for sought-after Telarah Public School -?20 mins to Wine Country, 30 mins to Singleton, 45 minutes to Newcastle