

**54 Second Avenue, Rutherford, NSW 2320**



**House For Sale**

Friday, 29 March 2024

54 Second Avenue, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



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**\$590,000 - \$620,000k**

Pairing a classic three-bedroom design with a modern kitchen and bathroom, this single level gem promises a lifestyle of day-to-day within an exceptionally handy location. Flanked by a dining room on one side and a living room on the other, the kitchen is perfectly placed to serve indoor living zones plus the wide outdoor entertaining area. A separate and versatile garage easily adapts as a work-from-home space, studio or teen retreat and includes an alfresco setting with combustion fire where you'll love snuggling up on cool winter days. Two driveways provide plenty of space for off-street parking, with one wide enough to park the caravan or boat. The location is a winner too. Simply exit the front door and wander 300m to Rutherford Shopping Centre where you'll find three major supermarkets, a great selection of retail stores and diverse eateries, and essentials like a post office, chemists, a newsagent and gym. -☑Classic mid-century design with a hardi-plank exterior and tiled roof-☑North-facing aspect streams sunlight into the living room and main bedroom -☑Gas kitchen featuring a dishwasher, range-hood, and plenty of prep/storage space-☑Bright and air-conditioned living room, separate and versatile dining room -☑Three robed bedrooms, all with a ceiling fan, main with split-system air-conditioning -☑Bedrooms are grouped around an updated bathroom with shower-over-bath -☑Covered outdoor living area overlooks the secure yard with established lawn -☑Freestanding garage/studio with an attached and covered outdoor setting-☑Two driveways for OSP, one wide enough for campers or watercraft -☑550m walk to Club Maitland City or Max McMahon sports oval -☑1.5km to Telarah station, 1.8km to popular Telarah bowling club -☑3.3km to Maitland, 20km to Hunter Valley wineries and concert venues \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.\*