

6/235 New England Highway, Rutherford, NSW 2320

Sold Apartment

Monday, 14 August 2023

6/235 New England Highway, Rutherford, NSW 2320

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Type: Apartment



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\$285,000

Property Highlights:- Spacious, updated one bedroom home unit.- Air-conditioned open plan living/kitchen area.- U-shaped kitchen with ample storage, tiled splashback, 40mm benchtops + a freestanding Westinghouse oven.- Large bedroom complete with a mirrored built-in robe.- Huge bathroom/laundry combination + a large linen closet.- Dedicated tandem 2 car parking space.- Conveniently located, moments from Rutherford Marketplace, services, clubs and takeaway options.

Outgoings: Council rates: \$1,320 approx. per annum
Water rates: \$693.54 approx. per annum
Strata Fees - \$726 approx. per quarter
Rental Return: \$300 approx. per week

Those looking for a conveniently located, low maintenance home unit, or investors seeking their next smart portfolio addition, look no further than this tidy one bedroom home, set in the ever popular suburb of Rutherford. Located just moments from Rutherford Marketplace, services, clubs and takeaway options, this incredibly well positioned property takes convenient, low fuss living to new heights! Further afield, you'll be pleased to find Maitland CBD only 8 minutes away, the city lights and beaches of Newcastle a 45 minute commute, and the vineyards and world class events in the Hunter Valley just 20 minutes from home. Newly updated and freshly painted throughout, this lovely unit includes a spacious living room at the entrance to the home, complete with stylish floating floorboards and a TV bracket installed. Open plan by design, the well equipped U shaped kitchen is located adjacent, with a split system air conditioner in place, ensuring you'll cook, dine and relax in comfort during all seasons. There is ample storage on hand, a dual sink, 40mm benches, a freestanding Westinghouse oven, and a white tiled splashback. The generously sized bedroom includes a large mirrored built-in robe, the same lovely floating floorboards, and the convenience of a TV bracket already installed. Located close by is the bathroom/laundry which features a shower, a separate WC, a massive timber benchtop with a contemporary basin, and a generously sized linen closet for all your storage needs. Those looking to park their cars will be pleased to find there is a dedicated 2 car deep parking space at the end of the driveway. A unit offering such lovely, low maintenance living, set in such a convenient location is sure to draw interest from first home buyers, downsizers and investors alike. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- 3 minute drive or less than a 10 minute walk to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- 8 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 2 minute drive to Telarah train station.- 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

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