77 Niven Parade, Rutherford, NSW 2320
Sold House

Thursday, 17 August 2023

77 Niven Parade, Rutherford, NSW 2320

Bedrooms: 4　　**Bathrooms: 2**　　**Parkings: 2**　　**Area: 561 m2**　　**Type: House**

Celeste Rodwell
0400175419

Richard Blanch
0413164171

$710,000

An outstanding opportunity for investors or anyone trying to get a foothold on the property ladder, this modern home is a superb low-maintenance option. Set upon an expansive block that includes an impressively sized yard and a rear patio for alfresco dining, it delivers a highly functional single-level floorplan complete with two distinct living areas, four bedrooms, two bathrooms and a modern kitchen to whip up meals. A double garage enjoys the convenience of internal access, and there is driveway parking for additional vehicles. Rutherford Marketplace, The Bradford Hotel, parks, playgrounds and major clubs are all within a 3.5km radius, amplifying its lifestyle appeal, and Maitland's thriving food, gallery and shopping hub can be reached within a 10 minute drive. - Single level brick and iron home brightened by light-filled interiors - Perfectly maintained over its lifespan and requiring minimal upkeep - Open plan living encompasses the kitchen plus there's a formal lounge room - Stone surfaces, a dishwasher, gas hob, s/s oven, and island bench appoint the kitchen - Four carpeted bedrooms – three include a BIR, master with WIR and ensuite - Split-system AC, ceiling fans, tiled floor in open plan area, full main bathroom - Big backyard covered in established lawn; secure fencing for safety - Zoned for Rutherford Primary and Rutherford Technology High Schools - Under a 20 minute drive to Stockland Green Hills and Maitland Hospital