

8/2a Justine Parade, Rutherford, NSW 2320



Villa For Sale

Wednesday, 6 March 2024

8/2a Justine Parade, Rutherford, NSW 2320

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 145 m2

Type: Villa



Shantala Bemrose
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\$465,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves"Low maintenance living meets unbeatable location with this home. Just a stone's throw from local sporting facilities and the Rutherford shopping and homemaker centres, this property is a smart investment for those who value leisure and ease."The LocationNestled in a peaceful pocket of Rutherford, this property is just a short distance from shops, schools, transport, and sporting fields. Within a less than 10-minute drive to Maitland CBD, you'll find the vibrant Levee Central shopping district right at your fingertips, offering the perfect blend of suburban serenity and urban excitement.Maitland - 10 min (6.3km)Stockland Green Hills - 15 min (12.1km)Newcastle - 48 min (41.1km)The SnapshotThis strata-titled, freestanding 2-bedroom villa offers an exceptional blend of comfort and convenience, making it perfect for first-time buyers, downsizers, or savvy investors. Situated in the thriving Rutherford community, you're poised to enjoy the best of an easy-care lifestyle and the vibrant buzz of local amenities.The HomeSet in the vibrant heart of Rutherford, this free-standing brick and tile villa presents a unique opportunity for those seeking a blend of modern living and cosy comfort. Spanning a functional layout, this home is ideal for first-time buyers, downsizers, or astute investors.Upon entering, you're welcomed by a calming neutral colour palette, creating an atmosphere of warmth and tranquillity. The spacious living room, the first area you'll encounter, boasts a large bay window that bathes the space in natural light. Cosy carpet flooring adds to the room's inviting feel, making it a comfortable space for relaxing. A split-system air conditioner ensures your comfort no matter the season.The open-plan kitchen and dining area is where functionality meets style. The modern white kitchen is equipped with ample cabinetry, stainless steel appliances, a gas cooktop, and breakfast bar seating, all illuminated by contemporary pendant lighting. The adjacent dining area provides convenient internal access to the garage and effortless flow to the yard through screen and glass sliding doors.Outside, a decking area is perfect for your morning coffee or an evening BBQ. The lawn area, fully fenced for privacy and security, is complemented by a handy garden shed, offering ample outdoor space for both relaxation and entertainment.The villa accommodates two comfortable bedrooms, each featuring plush carpet flooring and built-in wardrobes. The main bathroom offers elegance and practicality, with a shower, built-in bath, vanity with ample storage, frosted windows for privacy, and a separate powder room. Additional features include a useful linen cupboard and a single garage that cleverly incorporates a laundry area.Location is key, and this property does not disappoint. Enjoy close proximity to the Rutherford tennis complex, Bradford Hotel, local sporting complex, and Rutherford Shopping Centre, placing you at the centre of convenience.This is a lifestyle choice promising low-maintenance living in a fantastic location. Whether you're looking to live in or rent out, this villa is a brilliant investment in one of Rutherford's most sought-after locales.SMS 2Jus to 0428 166 755 for a link to the online property brochure.