

84 Avery Street, Rutherford, NSW 2320

House For Sale

Saturday, 10 February 2024

84 Avery Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 815 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Beautifully updated family home set on a generously sized 815.07 sqm parcel of land.- A spacious floor plan including open plan living and dining + an additional living room to enjoy.- Updated kitchen featuring ample storage, soft close cabinets, a breakfast bar + quality appliances.- Three bedrooms, all with built-in robes and plush carpet.- Stylishly updated bathroom with a separate shower, bath and WC.- Floating floorboards, newly installed LED downlights plus freshly painted throughout.- Two split system air conditioners, ceiling fans + a combustion fireplace in the living area.- Entertainers alfresco with Merbau timber decking and railing, plus provisions for an outdoor kitchen.- New concrete driveway leading to the Colorbond garage in the yard with a powder room, workshop and mezzanine storage + a newly constructed double carport.

Outgoings: Council Rate: \$2,292 approx. per annum
Water Rate: \$811.98 approx. per annum
Rental Return: \$600 approx. per week

Immaculately presented and renovated throughout, this stunning property set on a massive 815.07 sqm parcel of land in a popular area of Rutherford is sure to tick all the boxes for your new dream home. Conveniently located within moments of local shopping, schooling and recreation facilities, and with the centre of Maitland a short 10 minute drive from home, this handy locale provides all your everyday needs within easy reach. Set to impress from the front to the back, this home offers a pleasing first impression, with a wide frontage, a lush grassed lawn and landscaped gardens framing the home, which is built of an appealing rendered brick and tiled roof construction. Stepping inside via the tiled front patio, you'll arrive in the inviting open plan living and dining area where you will find a split system air conditioner and a Warmbrite combustion fireplace for your year-round comfort, a striking rustic timber feature wall, and the stunning floating floorboards and newly installed LED downlighting found throughout the home. The generously sized kitchen is attached to this space, featuring ample storage in the surrounding two toned cabinetry, plenty of bench space for all your food preparation needs, a breakfast bar, a Euromaid built-in oven, a Euromaid electric cooktop, and a Westinghouse dishwasher, set to make cleaning up a breeze. Located close by is the former single car garage which has been converted into a versatile living space, ideally suited to a home office or an additional lounge room to relax and unwind. A stylishly updated laundry room is located adjacent, featuring built-in storage and handy direct access to the yard. Three bedrooms are set along the hallway, all with carpeted floors, ceiling fans and built-in robes. The main bedroom includes a Fujitsu split system air conditioner for additional comfort. Servicing these rooms is the beautifully renovated bathroom which boasts stunning wood look floor tiles, large format wall tiles, a semi-frameless shower, a built-in bathtub, a ceramic top vanity and a separate WC. A glass sliding door in the living area provides a seamless connection between the indoor/outdoor living spaces, opening out to a spacious back verandah and newly extended concrete that wraps around to the stunning alfresco area. An entertainer's delight, this impressive alfresco space includes Merbau timber decking and railing, a built-in timber bench and provisions for an outdoor kitchen to complete this incredible outdoor space. The fully fenced backyard features plenty of green grass for kids and pets to play, and beautifully landscaped gardens including a serene water feature. The Council path beside the property and the creek behind provide additional privacy to be enjoyed. An incredible addition to this home is the Colorbond garage in the yard, accessed via the new concrete driveway that runs along the side of the property. Within this dream set-up, you will find a powder room, a workshop and a mezzanine storage area, along with a double carport attached, offering all the space you could need for your cars, tools and toys. A home offering this standard of luxe family living, inside and out, is sure to draw a large volume of interest in today's market. 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:- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 minutes from 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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