

# 9 & 9A Woodberry Street, Rutherford, NSW 2320



## House For Sale

Saturday, 15 June 2024

9 & 9A Woodberry Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 607 m2

Type: House



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Sharzly Hill  
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**\$850,000**

If you are looking for a rock-solid investment property with high income potential, or a quality property to combine two families, each with your own space, then look no further. This unique property offers a rare blend of features. Situated on a 607sqm plot, it comprises a meticulously maintained three-bedroom home alongside a separate 1-bedroom granny flat at the rear. Conveniently located with great flexibility, both dwellings boast modern amenities and spacious, bright interiors. With cottage-style facades and ample outdoor space, including lawns and gardens, the property exudes charm. The main home is spacious and modern featuring a carpeted room leading to a central kitchen and dining area through frosted glass doors. The kitchen boasts an electric cooktop/oven, ample storage, and bench space, along with a stainless steel Euromaid dishwasher. Other features include an air-conditioned living area, three sizable bedrooms with built-in wardrobes, and a modern bathroom. A sunroom, internal laundry, and separate toilet offer further convenience. The self-contained granny flat which is fully air conditioned and independently metered, presents an opportunity for dual income or additional space for guests. With its own fenced yard, the granny flat comprises of a living room, kitchen, timber-floored bedroom with walk-in robe, and dual-access bathroom. Additional highlights include double automatic garages, a single carport, and potential rental returns of approximately \$860 per week. Close to schools, parks, and amenities, this property presents an enticing opportunity for investors or those seeking flexible living arrangements. Located just 650m from Rutherford Marketplace and 4km from Maitland, convenience is at your doorstep. Rutherford Public School is within a 750m walk, as is Rutherford Technology High School within 950m. Max McMahon Oval is just 700m away, and the heritage-listed Walka Water Works is a short 5km drive. This property is proudly marketed by Mick Haggarty. Contact Mick on 0408 021 921 for further information or to book your onsite inspection. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. First National Real Estate Maitland - We Put You First.