

# 9 Fonda Avenue, Rutherford, NSW 2320

## Sold House

Thursday, 14 March 2024

9 Fonda Avenue, Rutherford, NSW 2320

Bedrooms: 4      Bathrooms: 2      Parkings: 2      Area: 660 m2      Type: House



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**\$675,000**

Situated on a serene, family-oriented street amidst a cluster of well-built residences, this charming four-bedroom, two-bathroom family abode exudes instant appeal and demands attention from a broad spectrum of potential buyers. Boasting all the modern amenities sought after by today's discerning homebuyers, this property is a gem waiting to be claimed. Nestled in the heart of the burgeoning suburb of Rutherford, mere minutes away from local parks, schools, public transport, and shopping outlets, with convenient access to the M1 Hunter Expressway, and just a short fifteen-minute drive from Stockland Greenhills Shopping Centre. Key highlights of 9 Fonda Avenue include:- Immaculately maintained brick-and-tile construction erected in 2010, set amidst beautifully landscaped grounds.- Expansive open-plan living, dining, and kitchen area, offering seamless integration with the alfresco space and the backyard.- Contemporary kitchen featuring a breakfast bar, ample cabinetry, stainless steel appliances, gas cooking facilities, and a dishwasher.- Sunlit formal lounge/dining area situated at the front of the house, bathed in natural light pouring through generous windows.- Luxurious master bedroom, fit for a king, boasting a spacious walk-in wardrobe and a private ensuite for added comfort.- Three additional well-proportioned bedrooms, each equipped with built-in wardrobes, conveniently positioned towards the rear of the residence.- Pristine main bathroom complete with both a shower and a bathtub, catering to the needs of the entire family.- Stylish interior design accentuated by a light, refreshing color scheme, complemented by a combination of tiled and carpeted flooring, and enhanced by premium lighting fixtures throughout.- Glass sliding doors seamlessly connecting the indoor living spaces with the undercover alfresco area, perfect for hosting gatherings with family and friends.- Fully fenced backyard offering ample space for children and pets to frolic freely.- Double lock-up garage providing secure parking for vehicles, along with additional storage space, and offering direct internal access to the main residence. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.