

9 Greenwood Grove, Rutherford, NSW 2320

House For Sale

Friday, 8 March 2024

9 Greenwood Grove, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 847 m2

Type: House



Nick Clarke
0240043200



Danielle Chaplin
0240043200

PROPERTY PREVIEW

Property Highlights:- An exceptional McDonald Jones Homes residence boasting luxurious inclusions and updates inside and out!- Spaciously designed with open plan living/dining, a media room plus a rumpus room.- Four bedrooms, the master with a walk-in robe and luxury ensuite, the remaining bedrooms with built-in robes.- Beautifully presented kitchen with ample storage, an island bench with a breakfast bar and pendant lighting, a dual sink with a mixer and filtered tap, gas cooking + premium appliances.- Premium carpet and floor tiles, modern down lighting + freshly painted throughout.- 3 zone ducted air conditioning, ceiling fans + a freestanding combustion fireplace.- 15kW / 32 panel solar system + instant gas hot water.- Impressive alfresco area with Merbau timber decking, a ceiling fan, downlights, a BBQ nook with a gas outlet + outdoor power access.- Sparkling inground salt chlorinated pool with a cabana, travertine pavers and an electric pool heater.- Lovely low maintenance yard with landscaped gardens and two fire pit areas, a grassed section for the kids and pets to play + dual side access.- Colorbond garage in the yard with mezzanine storage, a combustion fireplace, and an additional alfresco area.- Attached triple car garage with internal access, 3 car carport, rear roller door access to the yard + caravan cement landing pad for the toys.- 2006 build. Outgoings: Council Rate: \$2,292 approx. per annum Water Rate: \$811.98 approx. per annum Rental Return: \$800 approx. per week Taking luxurious family living to dazzling new heights, we proudly introduce 9 Greenwood Grove, Rutherford to the market. Presenting a spacious floor plan, and premium inclusions inside and out, this home has been designed to impress! Ideally located within moments of local schooling, shopping complexes, and recreational facilities, this well positioned home offers all your everyday needs within easy reach. Further afield you'll enjoy a breezy 25 minute drive to the Hunter Valley Vineyards, a 10 minute drive to Maitland CBD, and find Newcastle's city lights and beaches 45 minutes away. Built in 2006 by McDonald Jones Homes, with a steel frame and a contemporary brick and Colorbond roof construction, this exceptional residence offers plenty of curb appeal. From the immaculately landscaped front gardens to the freshly sealed driveway leading to the attached triple car garage and newly laid concrete, this home is set to impress at first glance. Stepping inside via the new custom timber front door with security screens, you'll arrive in the spacious entry hall, revealing glistening floor tiles, and a fresh paint palette adding an extra sense of space and style from the point of entry. The generously sized master suite is set at the front of the home, offering additional privacy for the adults of the family. Here you will find plush 12mm cushion underlay carpet, a black ceiling fan, large windows providing a lovely view across the front yard, a spacious walk-in robe and a luxury ensuite that includes a large shower and a twin sink vanity with a 20mm countertop. A further three bedrooms are located at the rear of the home, all featuring plush carpet, ceiling fans and built-in robes for added convenience. Servicing these rooms is the main family bathroom which offers a vanity with a 20mm benchtop, a shower, a built-in bathtub and a separate WC. The centrepiece of the home is the stunning open plan living, dining and kitchen area, boasting a freestanding combustion fireplace and a ceiling fan, complimenting the ducted air conditioning found throughout the home. A dedicated media room is located close by, offering a ceiling fan, a recessed wall for your TV, and plush carpet, offering the ideal space to enjoy your family movie nights or cheer on the team over the weekends. Offering the luxury of choice when it comes to enjoying your downtime, you'll find a versatile rumpus room located at the rear of the home, with a ceiling fan and a glass sliding door leading to the yard. The show-stopping kitchen has been designed with no expense spared. Here you will find 40mm benchtops, an island bench with a breakfast bar and stylish pendant lighting, a dual sink with a mixer and filtered tap, and ample storage in the surrounding cabinetry for all your kitchen wares. There is a newly installed 900mm Ariston oven with a 5 burner gas cooktop and a canopy range hood, ready to whip up all your gourmet meals. Glass sliding doors open out to the impressive covered alfresco area that boasts Merbau timber decking, a ceiling fan, downlights, a BBQ nook with a gas outlet and outdoor power points, presenting the ideal setting for all your outdoor cooking, dining and entertaining needs. Taking centre stage in the yard is the sparkling inground salt chlorinated pool, complete with an electric heater, and an inviting cabana, all framed by travertine pavers, and beautiful magnolia teddy bear trees. As this wasn't enough, you'll be delighted to find an additional alfresco beside the pool area, with a glass sliding door leading to a Colorbond garage. Within this garage, you will find mezzanine storage and a 'man/she cave' area of your dreams! Packed with added extras, this incredible home also includes Stratco awnings off the cabana, shed and down the side of the home, a caravan cement landing for the toys, two landscaped fire pit areas, separate grassed area for the kids and pets to play, rear roller door access to the yard via the attached triple garage, instant gas hot water and a 15kW / 32 panel solar system. Make no mistake, a home presented to this high standard, with luxurious inclusions inside and out is certain to attract a large volume of interest. 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 25 minutes away from the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.