

9 Hartigan Close, Rutherford, NSW 2320

Sold House

Friday, 8 March 2024

9 Hartigan Close, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 558 m2

Type: House



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\$570,000

Property Highlights:- Beautifully presented Weatherboard/brick and tiled roof home ideally set at the end of a cul de sac.- Spacious open plan living and dining area, plus an additional dining room adjoining the kitchen.- Three bedrooms, all with built-in robes and ceiling fans.- Large kitchen with ample storage, a tiled splashback, a breakfast bar, an Everdure oven, a Technika electric cooktop + a Haier dishwasher.- Stylish floating floorboards + a fresh paint palette throughout.- Daikin ducted air conditioning + an Oznet security alarm system.- Fully fenced grassed backyard backing onto the Council reserve behind.- Separate single car garage with under-house storage.Outgoings: Rental Return: \$530 approx. per weekOffering the ideal first home or clever investment, this conveniently located home, nestled at the end of a quiet cul de sac within the well established suburb of Rutherford is a must to inspect.Set within moments of local schooling, shopping options and recreational facilities, this handy location offers easy access to all your everyday needs. Further afield you'll be delighted to find the Hunter Valley Vineyards a short 20 minutes away, Maitland CBD a 10 minute drive, and the city of Newcastle 45 minutes by car.Upon arrival, you'll find lovely landscaped gardens and a large front lawn, along with a driveway that leads to the single car garage and additional storage space located underneath the home. At the entrance to the home is a spacious front patio, offering the ideal spot to sit and enjoy your morning coffee. Stepping inside reveals a fresh paint palette, stylish floating floorboards, and Daikin ducted air conditioning for your year round comfort.Set at the entrance is a generously sized L-shaped formal living and dining area, complete with a ceiling fan and a large window looking out to the yard.The open plan kitchen and dining area is located close by, offering the ideal space to cook and dine with your loved ones. The kitchen includes plenty of bench space, ample storage, a tiled splashback, a dual sink and a breakfast bar for your casual dining. Quality appliances are on offer including an Everdure oven, a Technika electric cooktop, a slide-out rangehood, and a Haier dishwasher for ultimate convenience.There are three bedrooms on offer, all of which include ceiling fans and built-in robes for all your storage needs. Servicing these rooms is the family bathroom which features a shower, a built-in bathtub, a ceramic top vanity and a separate WC.A glass sliding door in the dining room opens out to the yard where you will find the dedicated outdoor laundry room and steps that lead down to the backyard.The large grassed yard is fully fenced and backs onto the Council reserve behind the property adding an extra sense of space to enjoy.A home of this nature is sure to appeal to a wide variety of owner-occupiers and investors, with interest expected to be high. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.Why you'll love where you live;- 5 minute drive 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 InspectionsDisclaimer: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.