

9 Robert Close, Rutherford, NSW 2320

Thompson,
Clarke

House For Sale

Tuesday, 27 February 2024

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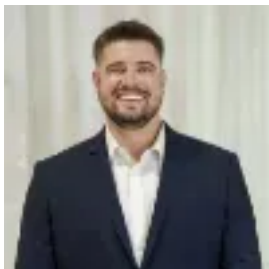
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1153 m2

Type: House



David Cowan
0240863800

\$680,000 - \$720,000

Nestled within the thriving community of Rutherford, this three-bedroom haven offers the epitome of comfort and convenience. Located a mere two kilometers from Rutherford Marketplace Shopping Centre and three kilometers from Rutherford Technology High School, this residence seamlessly combines modern living with a coveted location.

Property Features:

- **Split System Air-Conditioning:** Enjoy climate control for year-round comfort.
- **Open-Plan Living Area:** Soak in picturesque views over Rutherford from your living space.
- **Well-Equipped Kitchen:** Features an electric cook-top, oven, dishwasher, and a delightful open-plan design.
- **Master Suite Perfection:** Revel in a walk-in wardrobe, bathroom access, ceiling fan, and split system.
- **Additional Bedrooms:** Each equipped with built-in wardrobes and ceiling fans for added comfort.
- **Three-Way Bathroom:** Conveniently designed with a separate shower and bath from the toilet.
- **Laundry with External Access:** Practicality meets functionality.
- **Rear-Covered Alfresco Area:** Ideal for outdoor gatherings and relaxation.
- **Quality Flooring:** Enjoy the durability of vinyl and the plush comfort of carpet in the bedrooms.

Additional Features:

- **Spacious Double Garage:** Accommodate your vehicles with ease in the good-sized double garage.
- **Under-House Storage:** Discover the potential to transform it into your very own man cave.
- **Nicely Landscaped Gardens:** Surround yourself with beauty on a 1,153m block built in 1995.
- **Granny Flat Potential:** Subject to council approval, unlock the opportunity for an additional dwelling.
- **Kitchen Serenity:** Embrace open-plan living in the generously-sized kitchen.
- **Balcony Bliss:** Marvel at fantastic views overlooking Rutherford from your balcony.
- **Ceiling Fans & Split System:** Ensure comfort with cooling options in the living area.
- **Expansive Backyard:** Discover ample space with drive-thru access, potential granny flat (subject to council approval), and a great undercover entertaining area with a ceiling fan.
- **Whirly Bird:** Enhance ventilation and efficiency with a whirly bird on the roof.
- **Fully Fenced Yard:** Prioritize privacy and security.

Discover the unparalleled convenience of your new neighbourhood:

- **Shopping Haven:** A quick 5-minute drive to Rutherford shopping centre offering supermarkets, retail, dining, medical centres, and essential services.
- **Family-Friendly Environment:** Abundant parks, recreation, and sporting facilities nearby.
- **Maitland CBD Excitement:** Only 12 minutes away from Maitland CBD and the vibrant Levee riverside precinct.
- **Green Hills Shopping Centre:** Just 15 minutes to the revamped Green Hills shopping centre, providing a plethora of retail, dining, and entertainment options.
- **Newcastle Exploration:** A short 50-minute drive to the city lights and sights of Newcastle.
- **Hunter Valley Delights:** Indulge in gourmet pleasures with the Hunter Valley Vineyards just 20 minutes away.

Financial Details:

- **Council Rate:** \$2,320 approx. per annum
- **Water Rate:** \$811.98 approx. per annum
- **Rental Return:** \$600 - \$630 approx. per week

Secure your viewing with David Cowan (0422 707 333) today and embark on a journey to your new dream home!

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