

9 Woodberry Street, Rutherford, NSW 2320

THE AGENCY

House For Sale

Tuesday, 13 February 2024

9 Woodberry Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 607 m2

Type: House



Charlie Lund



Tori Lund

0412492935

\$855,000

Built in 1960 and never before seen on the market, this two-in-one property is a rarity in so many ways. The three-bedroom home has been immaculately maintained – and so has the one-bedroom, self-contained granny flat to the rear of the 607sqm block. Yes, this is your chance to enjoy a dual-income opportunity, or to simply have extra space for guests, with the granny flat even being separately metered. Either way, you're only 650m from Rutherford Marketplace and 4km from Maitland. Don't be fooled by the two homes' age either with both properties being light, bright and spacious and offering modern fixtures and fittings. - Built in 1960 and never before on the market, this two-in-one property is such a rarity- 607sqm site features immaculately maintained three-bedroom home and granny flat- Enjoy great dual-income opportunity, with the one-bed flat being separately metered- Separate granny flat to rear of block is also fully self-contained and is well maintained- Or, simply enjoy having extra space for your guests, your work, or your older children- Either way, you're only 650m walk to Rutherford Marketplace, or 4km from Maitland- Don't be fooled by two homes' age either with both properties being light, bright, airy- Modern fixtures and fittings throughout including air conditioning, plus ample storage- Both properties have cottage-style facades and come with abundant lawns, gardens- Main home features air-conditioned living area beyond front entry, with garden views- Carpeted room flows through frosted glass doors to central kitchen and dining space- Spacious, modern array has electric cooktop/oven, ample storage and bench areas- There is also a stainless steel Euromaid dishwasher with extra plumbing provisions- To other side of floor plan, find three sizable bedrooms with large built-in wardrobes- The conveniently located modern bathroom has separate, built-in bath and shower- To rear of home, find stylish light-filled sunroom, with chic white plantation shutters- Off this room is internal laundry and separate toilet, with direct access to backyard- Largely concreted driveway to rear of home, small lawn separates the two houses- Granny flat enjoys very separate space inside fully fenced yard at back of the block- Similar cottage façade welcomes guests to airy and bright living room and kitchen- Both areas feature timber floors, living area has Panasonic split system conditioner- Kitchen with dining space has a Chef electric cooktop and plenty of storage space- Step from kitchen to spacious bedroom with a walk-in robe, dual-access bathroom- Don't forget the side access driveway to the double automatic garages for parking - Main house has single carport, which could also be used as covered barbecue area- Potential to capitalise, with an estimated rental return of \$860 p/w for both dwellings- You're close to all of Rutherford's amenities, and a 4km drive to the bustling Maitland- Walk 750m to Rutherford Public School, 950m to Rutherford Technology High School- Only 700m to Max McMahon Oval, or just 5km to heritage-listed Walka Water Works Council Rates \$2,200pa Water Rates \$751pa