

# 1 Belair Close, Rutherford, NSW 2320

## House For Sale

Thursday, 11 July 2024

1 Belair Close, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 805 m2

Type: House



James Hannah  
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## Guide - \$649,000

Superbly positioned, very close to a range of schooling, shops and transport options, you will find this superbly presented brick and tile residence on just over 800sqm. The property backs onto a council reserve, and is complete with through access through the double garage. Inside, the home is so well presented, with three spacious bedrooms, one bathroom and a large loungeroom, complete with gas fireplace, split system A/C and shutters along the front of the home. Heading out to the rear, the property has a charming sunroom/ second living area. The outdoor patio is a terrific spot to while away the hours, with the yard plenty big enough for kids and pets to play, but not so big to become a burden. Along with a large garden shed, the immaculate yard is all one could ask for! This home represents awesome value, and sits at a real sweet spot in the market for first home buyers, investors, families or downsizers alike. PRD Hunter Valley is proud to be representing this property, please contact James Hannah on 0400 301 349 to arrange your private inspection. 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.