

**119 Brooks Street, Rutherford, NSW 2320**



**House For Sale**

Wednesday, 19 June 2024

119 Brooks Street, Rutherford, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



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## Price Guide \$740,000 - \$780,000

You won't find a cuter country cottage than 119 Brooks Street, especially one that also offers sympathetic updates and is just 3km from Maitland. Built in 1929 and beautifully renovated in 2012, the three-bedroom home enjoys a 588sqm corner block in quiet Rutherford, with side access to a 7.7 x 7m double garage and workshop. It comes with a white picket fence and cottage gardens and hosts of old-fashioned charm and appeal including polished timber floors, high ceilings, decorative cornices and feature pendant lighting. There's a gas fireplace in the main living room and a butler's pantry in the deluxe modern kitchen, while a second living area flows to a back deck overlooking the gardens. Old-fashioned charm and sympathetic updates combine in this cute country cottage. Built in 1929, tastefully renovated in 2012, three-bed home also offers convenience. Your 588sqm corner block in peaceful Rutherford is just 3km from bustling Maitland-Rutherford Marketplace shops, amenities, and those of Aberglasslyn are even closer. Double gated side access to a 7.7 x 7m double garage/workshop with a storage area. Set behind a white picket fence, amid cottage gardens, home will immediately charm. Front porch welcomes guests to single-level abode and to many appealing inclusions. Polished timber floors, high ceilings, decorative cornices and feature pendant lighting. Long hallway leads to open-plan living and dining area with a quality updated kitchen. Lovely living room features cosy gas fireplace complete with decorative mantelpiece. Opposite living room is stunning kitchen which can boast an enviable butler's pantry. As well as this storage space with dishwasher, the kitchen also offers built-in wine rack. Wine rack is next to fridge space and don't forget the five 5-burner gas cooktop/oven. French doors open to another larger, living area with high ceilings and garden access. Glass stacker doors open to a wide and expansive deck set above a double garage. Partially covered timber deck is an entertainer's dream space, with views to lush lawn. Step down several steps to your established gardens with more space to relax, play. Back inside, your three bedrooms are off hallway, all with built-in robes, high ceilings. Master bedroom offers front garden views, Bedroom 2 has handy block-out shutters. Updated bathroom has freestanding bathtub, walk-in shower with a rain shower head. Other deluxe features include heated towel rails and freestanding timber-look vanity. A second toilet in laundry, double-gated side access to backyard, large garden shed. 3,000L water tank, instantaneous gas hot water system and a natural gas connection. Split system air conditioning is in all of the bedrooms as well as both living rooms. Convenience, charm, modern quality will appeal to first-home buyers and investors. Council Rates \$2,300pa Water Rate \$751pa