

12 Rutherford Street, Stafford Heights, QLD, 4053



House For Sale

Saturday, 31 August 2024

12 Rutherford Street, Stafford Heights, QLD, 4053

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Dean Hamilton
0400799447

GREAT START- ELEVATED AND LEAFY!

Situated on an elevated, tree-lined street, this property presents an excellent opportunity to enhance its value. Whether you choose to rebuild, renovate, or simply move in, you have the chance to create something truly special in this prime location (STCA).

Perfectly liveable now, allowing you to either move in immediately or rent it out while planning your next steps. In the surrounding neighbourhood, you'll find many others already capitalising on the advantages of Stafford Heights, a rapidly growing inner-city suburb.

As you enter, you'll be welcomed by a spacious living and dining area with impressive raked ceilings that create a sense of space while retaining a cozy atmosphere. The kitchen features generous bench space and ample storage, complemented by serene views of the property's leafy backyard. On this level, there are three well-proportioned bedrooms, two of which have access to balconies with eastern outlooks. The lower level includes direct garage access, a large multi-purpose room, and a substantial enclosed storage area.

FEATURES:

- + Expansive living and dining space, with soaring raked ceilings and ample natural light.
- + Large kitchen that offers ample bench and storage space, and a 4-burner gas cooktop.
- + Three well appointed bedrooms, two of which feature direct balcony access and tranquil views to the east.
- + Gleaming polished timber flooring throughout.
- + Lush gardens encase the rear of the home, adding a sense of privacy.
- + Recently painted internally throughout, along with the external façade.
- + Spacious 607m² allotment with a 14.9m frontage.
- + Spacious MPR located on the lower level.
- + Secure single car lock-up garage.
- + Extensive enclosed storage area.
- + Close proximity to local shopping venues and restaurants.
- + Easy access to public transport via Appleby Rd.

Make no mistake a home that presents this amount of value will sell! Call Deana or Harry today for the sales report and rental appraisal!