

15 Daniel Avenue, Rutherford, NSW 2320

House For Sale

Monday, 1 July 2024

15 Daniel Avenue, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 706 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Impressive brick and tile home offering spacious living inside and out.- Large open plan living and dining area plus a formal lounge room.- Spacious kitchen with ample storage, a built-in pantry, 40mm benchtops, a breakfast bar, plus quality appliances.- Four bedrooms, three with built-in robes, the master with a walk-in.- Well appointed family bathroom and ensuite.- Quality tile, carpet and laminate flooring, plus a neutral paint palette throughout.- Ducted air conditioning, ceiling fans throughout, a combustion fireplace, plus a gas hot water system.- Covered alfresco area perfect for outdoor dining and entertaining.- An inground fibreglass salt water/chlorinated pool complete with a slide ready for your summer fun.- Fully fenced grassed yard with a garden shed and handy side access.- Attached double garage with internal access, additional roller door access to garage from the alfresco, plus a single carport.

Set in the family friendly suburb of Rutherford, this impressive property offers spacious living inside and out, ready for one lucky new family to move in and make it home. Ideally located, this property connects you to the world class dining and attractions of the Hunter Valley in just 20 minutes, and Newcastle's city and beaches within a 50 minute drive. Closer to home you'll be pleased to find Rutherford offers all the services, retail, dining and recreation facilities you could ask for, with Maitland's CBD a short 15 minutes away. With its appealing brick and tiled roof facade and a sweeping grassed lawn with established gardens, this home boasts plenty of curb appeal. In addition, you'll find a large driveway that leads to the attached double garage that also offers internal access to the home. Step inside to find a welcoming interior, with a combination of tiles, carpet and laminate flooring underfoot, windows dressed with blinds and curtains, and ducted air conditioning, providing comfort during all seasons. There are four bedrooms on offer, with the master suite thoughtfully placed at the entrance to the home. Boasting a ceiling fan, a walk-in robe, and a well appointed ensuite, this lovely retreat is perfect for relaxing at the end of a long day. An additional three bedrooms are located further into the home, all featuring carpeted floors, built-in robes and ceiling fans. The main family bathroom services these rooms, offering a separate shower and a built-in bathtub. At the front of the home is an inviting formal living room, with stylish flooring, a ceiling fan with a light, and a large window looking out to the front yard. At the heart of the home is a generously sized open plan living, dining and kitchen area, with three ceiling fans and a freestanding Aust Wood combustion fireplace, perfect for cosying up during the cooler seasons. The large family kitchen seamlessly blends with the open plan design, boasting ample storage in the surrounding cabinetry and built-in pantry, 40mm laminate benchtops, a tiled splashback, a breakfast bar for your casual dining, a freestanding Chef oven, and a Bosch dishwasher for ultimate convenience. Prepare to be impressed as you step outside, revealing a spacious covered alfresco area perfect for relaxing with family and entertaining guests. Taking centre stage in the yard is the inground salt and chlorinated pool, complete with a fun filled slide. The fully fenced backyard offers plenty of green grass for the kids and pets to play, handy side access, and a garden shed for extra storage. The attached garage offers drive through access, plus there is a carport on offer, delivering plenty of parking space for your cars and gear. A property offering this standard of spacious family living, inside and out, set in such a popular location will attract a large amount of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live:- 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 20 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 50 minutes to the city lights and sights of Newcastle.- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private

InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.