

# 15 Mileham Circuit, Rutherford, NSW 2320



## House For Sale

Monday, 8 July 2024

15 Mileham Circuit, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 591 m2

Type: House



Todd Fisher  
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Ben Cotton  
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## **\$669,000 to \$699,000**

Discover exceptional living in this centrally located home, placing you at the very middle of convenience. In less than a 5 minute drive, you're into major shopping centers, local schooling, and a lifestyle options - making this property is perfect for families and investors alike. The well-designed layout features 4 spacious bedrooms and 2 bathrooms, with a central kitchen, living, and dining area plus a spacious media room that invites relaxation and entertaining. Step outside to a charming undercover area, perfect for weekend enjoyment or unwinding after a hard day at it. The property boasts a well-appointed frontage, with potential side access to a generous yard just under 600sqm. For investors, this property offers an excellent rental income opportunity of \$600pw & with future improvements this level could easily be exceeded, making this an attractive investment. Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.