

2 Waterside Close, Rutherford, NSW 2320

House For Sale

Friday, 5 July 2024

2 Waterside Close, Rutherford, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 654 m²

Type: House



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PROPERTY PREVIEW

Property Highlights:- Impeccably presented residence set in the highly sought Heritage Parc Estate.- Spacious floor plan spanning two levels including open plan living/dining, a media room, a home office and a rumpus room in the bedroom wing.- Four bedrooms, all with built-in robes, the master with a spacious walk-in robe.- Luxurious ensuite and main bathroom, both with floating vanities, showers and built-in bathtubs, plus a powder room on the ground floor.- Kitchen featuring 20mm Caesarstone benchtops, a walk-in pantry, an island bench with a breakfast bar, gas cooking, a dual undermount sink with a water filter, plus Solt and Smeg appliances.- Premium carpet and floor tiles, LED downlighting, a neutral paint palette, plus plantation shutters throughout.- Mitsubishi Electric 7 zone ducted air conditioning, instant gas hot water, plus Bosch security screens.- Massive covered alfresco area with a Merbau timber deck, outdoor power access, roller blinds and a gas bayonet.- Landscaped backyard enjoying the spectacular views of parklands and the lagoon.- An attached double garage with internal access, plus dual side access to the yard.

Outgoings: Council Rates: \$2,845.12 approx. per annum
Water Rates: \$818.67 approx. per annum
Rental Returns: \$750 approx. per week

Ideally located in the highly sought Heritage Parc Estate, this spectacular residence delivers style, space and convenience in equal measure, taking luxurious family living to dazzling new heights! Spanning a massive 322 sqm, this 2015 built ex display home is packed with premium upgrades and is set on a spacious 654.8 sqm parcel of land, perfectly positioned directly across from expansive green space, tranquil ponds and a playground for the kids! The convenience continues with a range of shops, schooling and services just 5 minutes away in Rutherford, a short 15 minute drive to Maitland's CBD, 45 minutes to Newcastle, and a mere 20 minute drive to the Hunter Valley Vineyards, connecting you to the very best the Hunter region has to offer in no time. Arriving at the property you'll be greeted by an immaculately landscaped front garden and lawn, along with a large driveway that leads to the attached double garage that offers internal access to the home. Built with a contemporary brick, Hebel and Colorbond roof construction, this home offers a pleasing first impression at first glance. The warm welcome continues as you step inside, revealing the home's stylish interior, with high ceilings, premium floor tiles, LED downlighting, plantation shutters, and an impressive 7 zone ducted air conditioning system, ensuring year round comfort for all. Spanning two levels, you'll find spacious living areas spread across the ground floor, providing room for the family to connect and gather as one, or space to find a cosy corner to relax on one's own. At the entrance to the home are a home office and an open media room, both featuring double doors that provide direct access outside. Further into the home is the expansive open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding doors that are framed by curtains and sheers. The pristine kitchen seamlessly blends with this open plan design featuring an island bench at the centre which includes a dual undermount sink with water filtration and a mixer tap, 20mm Caesarstone benchtops and a handy breakfast bar. There is a subway tiled splashback, a walk-in pantry, and quality appliances including a Solt dishwasher and a Smeg 900mm oven with a 5 burner gas cooktop, ready and waiting to prepare all your gourmet meals. The sleeping quarters are found on the upper floor, accessed via a carpeted stairwell. Here you will find four generously sized bedrooms, a balcony, and a versatile rumpus room for the kids to play. The master suite is a sight to behold, set behind double timber and frosted glass doors. There is ample room for your king sized suite, a spacious walk-in robe, and a massive luxury ensuite that includes a twin vanity with a 20mm Caesarstone benchtop, a shower, and a built-in bath that takes in stunning views of the nearby parklands. The remaining three bedrooms all include built-in robes, with all bedrooms including chic plantation shutters and premium carpet, adding a touch of luxury to the everyday. The main family bathroom is located on this floor, boasting a floating vanity with a 20mm Caesarstone benchtop, a shower, a built-in bathtub, and a separate powder room. An additional powder room is located on the ground floor, providing extra convenience for all. Multiple sets of glass sliding doors provide a seamless connection between the indoor/outdoor living spaces on the ground floor. Prepare to be impressed as you step outside where you will be welcomed by a spacious alfresco featuring a Merbau timber deck that maximises the stunning view of the parklands and ponds before you. Illuminated by LED outdoor lighting and with outdoor power access, roller blinds and a gas bayonet, you'll have all you need to relax, dine and entertain your guests in style. A generously sized backyard offers landscaped gardens and fencing that compliments the sweeping views right from your back doorstep. In addition, you'll be pleased to find handy dual side access to the yard, a side gate opening out directly to the park, and a 3000L water storage tank to keep the grounds looking their best. An exceptional home of this standing, set in such a highly sought location is bound to attract a large volume 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:- 8 minutes to the Aberglasslyn shopping complex.- 5 minutes 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.- 45 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.