

23 Vindin Street, Rutherford, NSW 2320

House For Sale

Thursday, 11 July 2024

23 Vindin Street, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Jade Perryman
0240043200



Brendan Dewley
0490767301

PROPERTY PREVIEW

Property Highlights:- First home owners and investors take note, this one is a beauty!- Weatherboard and galvanised iron roof home sitting on a 600.7 sqm parcel of land.- Three bedrooms, two with ceiling fans, one with split system air conditioning.- Original kitchen with a Westinghouse freestanding oven and 4 burner stove top. - Dedicated living room, plus an open plan kitchen and dining area.- Covered patio overlooking the grassed backyard.- Dual side access, with drive through access to a double car garage in the yard.Outgoings: Council Rate: \$2,140 approx per annumWater Rate: \$811.98 approx per annumLocated in the popular, well established suburb of Rutherford, this classic Weatherboard and galvanised iron roof home offers a fantastic entry to the market for first home buyers and a smart buy for keen renovators, who will see the potential from a mile away!Rutherford is a well positioned suburb, enjoying easy access to Maitland within a 10 minute drive, a 45-minute commute to Newcastle, and with the fine dining and cellar doors of the Hunter Valley a short 20 minutes away, it's easy to see why this suburb has become in such high demand.Arriving at the home you'll find a grassed front yard and wide gated side access that leads to a double garage in the yard, providing off street parking and plenty of storage space for your tools and gear. Moving inside you'll find three bedrooms, two generously sized with ceiling fans, one with Westinghouse split system air conditioning, and all enjoying the cosy feel of carpet underfoot. The family bathroom services these rooms, offering a vanity with soft close cabinetry, a WC and a shower.There is a separate living room with carpet flooring and a ceiling fan, providing space to relax and unwind, plus an open plan kitchen and dining area, ideal for cooking and enjoying meals with your loved ones.The kitchen is in original condition, featuring 20mm benchtops, a freestanding Westinghouse oven with a 4 burner stove top for extra convenience.Step outside to find a covered patio and a large grassed yard waiting for the keen landscaper to add their own touch. A separate laundry off the patio area provides ease of access to the yard.Whether you're a first home buyer entering the market, seeking your next renovation project, or looking to add to your investment portfolio, this property is a must to inspect. A home offering this much potential, set in such a convenient location is sure to be of interest to a wide range of buyers, with a large volume of interest expected. 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;- A 2 minute drive or walking distance 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.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 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.