

# 26 Richard Road, Rutherford, NSW 2320

## House For Sale

Wednesday, 19 June 2024

26 Richard Road, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spaciously designed family home in an ideal location with quality updates throughout.- Large open plan living and dining area with split system air conditioning.- Well appointed kitchen with 40mm benchtops, a dual sink, a tiled splashback and a freestanding Chef oven.- Four bedrooms, all with built-in robes and ceiling fans.- An ensuite to the main bedroom, plus a three-way designed main bathroom with a shower, a built-in bathtub and a separate WC.- Newly installed laminate flooring and premium carpet, new blinds and freshly painted throughout.- NBN connection plus gas hot water.- Large grassed backyard with handy side access, plus potential for a granny flat in the yard (STCA).- An attached double garage with internal access.

Outgoings: Council Rate: \$2,252 approx. per annum  
Water Rate: \$818.67 approx. per annum  
Rental Return: \$640 approx. per week

Set in a lovely pocket of the well established suburb of Rutherford, this beautifully presented family home built in 2002 offers four bedrooms, a spacious open floor plan, and quality updates throughout, presenting a perfect home for one lucky new owner. Rutherford is a highly sought after suburb for good reason, with a range of local schooling, shopping and recreation facilities all within easy reach. Further afield, you'll be pleased to find the gourmet delights of the Hunter Valley Vineyards a short 20 minute drive, the city lights and coastline of Newcastle a 50 minute commute, and the bustling heritage centre of Maitland just 15 minutes away.

Arriving at the property you'll be greeted by a sweeping grassed lawn and a spacious driveway that leads to the attached double garage that offers internal access to the home. The tiled roof has been recently repaired and repainted, and the brick facade offers plenty of curb appeal. Stepping inside reveals the home's stylish interior, with newly installed laminate flooring, new blinds, and a fresh paint palette throughout. At the entrance to the home is the generously sized open plan living, dining and kitchen area, enjoying an abundance of natural light from the windows and sliding door leading to the yard. There is split system air conditioning in place, along with a ceiling fan, ensuring you'll enjoy your downtime in comfort during all seasons. The well appointed kitchen seamlessly blends with the open plan design, delivering storage in the surrounding cabinetry and built-in pantry, along with 40mm laminate benchtops. There is a dual sink, a white tiled splashback and a freestanding Chef oven with a Bellini range hood overhead. There are four bedrooms on offer, providing a space for everyone to call their own. All rooms include built-in robes, ceiling fans for additional comfort, and newly installed premium carpet, providing a luxurious feel underfoot. The master suite enjoys the convenience of an ensuite, while the remaining rooms are serviced by the main bathroom which offers a spacious three way design, providing a separate area for the vanity, WC, and a space for the separate shower and built-in bathtub. Step outside to find a large, fenced backyard, offering plenty of green grass for the kids and pets to play, scope for future landscaping endeavours, along with handy side access. A home offering this standard of spacious family living, inside and out, can only go to one lucky buyer. Don't let your dream home become someone else's reality, contact the team at Clarke & Co Estate Agents today to secure your inspection.

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.- Within easy reach of both early learning centres, primary and secondary schools.- 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 Inspections

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