

# 28 Bunning Avenue, Rutherford, NSW 2320

## House For Sale

Saturday, 29 June 2024

28 Bunning Avenue, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 467 m2

Type: House



Brendan Dewley  
0490767301

## PROPERTY PREVIEW

Property Highlights:- Lovely brick and tile home set in an ultra convenient location.- Spacious lounge room plus an open plan kitchen and dining area.- Three bedrooms, all with built-in robes.- Kitchen with ample storage, a walk-in pantry, a breakfast bar, 50mm laminate benchtops, plus a Euromaid oven.- Original bathroom with a separate built-in bath and shower, plus a handy WC.- Updated split system air conditioning in the living room and master bedroom.- NBN connected to the premises, three phase power, plus insulation and sarking. - Fully fenced backyard with single side access.- Attached single car garage for your off street parking.

Outgoings: Council Rate: \$2,128 approx per annum  
Water Rate: \$818.67 approx. per annum  
Rental Returns: \$500 approx. per week

Perfectly positioned within walking distance of schools, parklands and Rutherford Marketplace, this lovely 1970s brick and tile home offers easy connection to all your everyday needs, ideal for first home buyers and investors alike! Set on a corner block this property offers a lovely grassed lawn, established gardens and trees, along with a single car garage to one side of the home for your off street parking.

Step inside to find a spacious floor plan, with two living zones for the family to relax and unwind. At the entrance is a lounge room with ornate cornices, a large window looking out to the yard, and an updated split system air conditioning for your year round comfort. Further into the home is the open plan kitchen and dining area offering the ideal setting to cook and dine with your loved ones. The kitchen features ample storage, a breakfast bar for your casual dining, a walk-in pantry, a Euromaid oven, and 50mm laminate benchtops for all your food preparation needs. Three bedrooms are set along a private hallway, all featuring built-in robes for convenient storage, with the master suite enjoying the added benefit of split system air conditioning in place. The original bathroom services these rooms, with a separate shower and built-in bathtub on offer. A handy addition is a WC located within the laundry, providing extra convenience for all.

Step outside to find a fully fenced low maintenance backyard with a grassed lawn, established gardens and handy single side access. Enjoy NBN connection to the property, three phase power, plus insulation and sarking. Presenting the perfect opportunity for first home buyers and investors alike, this impressive home set in such a convenient location is sure to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live:- 2 minute drive or a short walk to Rutherford Marketplace including all three major supermarkets, retail, dining and services to meet your daily needs.- Within walking distance of both early learning centres, primary and secondary schools.- 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 Inspections

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