

**32 John Verge Avenue, Rutherford, NSW, 2320**



**House For Sale**

Friday, 16 August 2024

32 John Verge Avenue, Rutherford, NSW, 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Peace, practicality and space

Backing onto a reserve, 5km from Rutherford Marketplace, this attractively refurbished, four-bedroom property offers both peace and practicality.

The 2004-built single-level home also offers so much space inside and out for all to enjoy – including vehicles.

A stylish kitchen is set between two separate open-plan areas with one enjoying an impressive bay window while the other flows to a covered alfresco area and the sprawling gardens.

The master suite also enjoys a bay window plus garden scenery and an ensuite with a rain showerhead while the remaining bedrooms share a handy three-way bathroom.

In addition, there is abundance space for vehicles, caravans and boats.

- Enjoy ideal blend of modern peace and practicality in this four-bed updated property
- Home is in tranquil location backing onto a serene reserve, so close to all you need
- 5km to Rutherford Marketplace and only 1km to Rutherford Technology High School
- Chic oceanic design and easy single level, 2004-built, brick and tile home will appeal
- Even your vehicles have abundance space, with the two driveways notable on arrival
- One driveway leads to handy double garage while another has caravan/boat storage
- Your house is set back from quiet road, invites guests to step inside to a fresh interior
- Enjoy a fresh, contemporary interior throughout with ample light, timber floating floors
- To one side of the entry, find chic open-plan living/dining area with large bay window
- Relax and entertain with ease in this attractive area or step through to a similar array
- Central modern kitchen overlooks this second open-plan area, flowing to the gardens
- The galley kitchen boasts a 4-burner gas cooktop and pyroclean (self-cleaning) oven
- Then there is a Beko dishwasher, a new range hood, ample storage, garden scenery
- Plus, kitchen and second open-plan space are a fantastic area to relax, inside or out
- Step through sliding glass doors to your covered patio and sprawling lawns, gardens
- Enjoy lush, fully-fenced split-level yard with so many ideal opportunities for kids, pets
- If you have to go back inside, garden scenery can still be enjoyed from the bedrooms
- Master suite to rear of floorplan has another bay window plus a mirrored built-in robe
- Plus, you also have an ensuite with your large shower including big rain showerhead
- To one side of floorplan, find three remaining bedrooms with all having built-in robes
- Both bedrooms and bathrooms feature a cool, inviting oceanic-style colour scheme
- Family bathroom has three-way design with built-in bath, separate shower and toilet
- For extras, there is five-zone Samsung ducted air conditioning, 6.6kW solar system
- There is also Dux gas hot water system, natural gas and don't forget vehicle space
- Double car with internal access, second driveway flows to backyard with more space
- Plenty of possibilities for vans, boats, trucks, and cars plus side access to backyard

Council Rates \$2,383pa

Water Rates \$751pa