

4 Klara Court, Rutherford, NSW, 2320

House For Sale

Thursday, 31 October 2024

4 Klara Court, Rutherford, NSW, 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Troy Duncan
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GOOD KARMA AT 4 KLARA

Welcome to this magnificent 4-bedroom two storey family home that offers both size, quality and breathtaking views in a sought-after location. Nestled on the high side of a quiet cul-de-sac this impressive family home features a double car garage with workshop & storage area plus internal access for added convenience. There is also side access to an oversized single garage or workshop space in the backyard, making this the perfect man shed & a rarity to find.

Inside this delightful home there is a separate downstairs rumpus room or media room, this is the perfect area for movie nights or the kids to spread out and have their own living space.

Upstairs includes a light filled open-plan living and dining area with polished timber flooring that flows seamlessly onto the large contemporary kitchen, complete with a breakfast bar, making this the perfect spot for morning meals or gathering with friends and family. The kitchen's sleek design includes loads of bench & cupboard space & two fridge spaces adding a touch of elegance & practicality for entertaining making it a standout feature of the home.

The master bedroom offers a private ensuite + ceiling fan & reverse cycle air conditioning, while two of the four spacious bedrooms enjoy direct access to the front balcony, letting in natural light and fresh air. All bedrooms include ducted air conditioning for added comfort & built in robes for convenience.

Featuring two bathrooms (main + ensuite) for convenience for busy families.

An expansive outdoor undercover entertainment area flows off the lounge/dining area and overlooks the good-sized backyard this large undercover entertaining area includes plantation shutters & TV point to sit outside and watch footy with your mates. In the backyard the property includes a pizza oven & surrounded by lush landscaped grounds & gardens & fruit trees providing the perfect setting for entertaining or reading a book.

Additional features include a ducted air conditioning throughout the home, separate laundry room that includes a 3rd toilet, ample storage options, and a versatile single garage/workshop in the backyard, ideal for hobbyists, extra storage, or vehicle space, this is the perfect man shed!

With 12 solar panels installed, this home is as energy-efficient as it is stylish, offering long-term savings for the savvy homeowner.

This is truly a beautiful home inside & out & is a great family home in a lovely quiet cul-de-sac. Whether you're looking for room to grow, a spacious yard, or just a fantastic entertaining space, this property has it all!

Land Size Approx. 703m² with 18.4m Frontage & 37.7m Depth

Land Rates Approx. \$605 Per Quarter

Water Rates Approx. \$205 Per Quarter

Potential Rental Return Approx. \$670-\$710 Per Week

Nestled in a peaceful pocket of Rutherford, this property is just a short distance from shops, schools, transport, and sporting fields. Within a less than 10-minute drive to Maitland CBD, you'll find the vibrant Levee Central shopping district right at your fingertips, offering the perfect blend of suburban serenity and urban excitement.

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555

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