

61 Tournament Street, Rutherford, NSW 2320

House For Sale

Sunday, 23 June 2024

61 Tournament Street, Rutherford, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 603 m²

Type: House



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PROPERTY PREVIEW

Property Highlights:- A modern family home in a desirable location.- Open plan living and dining room, with an additional rumpus or media room.- Contemporary kitchen with a breakfast bar, walk-in pantry, 900mm Euromaid oven with 5 burner gas stove, dishwasher and stylish features.- Four generous bedrooms with TV brackets and built-in robes, a walk-in to the master.- Family bathroom and ensuite with floating vanities, matte black fixtures, large showers with built-in recesses and a built-in bath to the main.- Mitsubishi split system air conditioning in the master bedroom and living room.- Premium carpet, hybrid timber flooring, and Italian timber-look tiles throughout.- Undercover alfresco with Merbau timber decking, matte black ceiling fan, outdoor lights and power points.- Double attached garage with internal access and an additional garage in the yard.- Gas hot water and a 5000L water tank.

Outgoings: Council rates: \$2,356 approx. per annum
Water rates: \$811.98 approx. per annum
Rental Return: \$720 approx. per week

Welcome to modern family living at its finest. This 2017 Vision Homes built brick and Weatherboard home in Rutherford offers spacious, contemporary living spaces designed for comfort and style. Perfectly positioned, this impressive family residence is just minutes from Rutherford and Aberglasslyn shopping centres. With schools and recreational facilities nearby, this convenient spot ensures all your daily needs are within reach. Commuting is a breeze with Maitland CBD a short 15 minute drive, Newcastle CBD 45 minutes away, and the Hunter Valley Vineyards just 20 minutes by car. Arriving at the home you'll find a well maintained front lawn and driveway leading to an attached double garage with internal access, with a welcoming touch of standard roses framing the entrance. Step through the striking timber door and immerse yourself in the welcoming ambiance of this beautiful home. The spacious interior unfolds with premium carpet, hybrid timber flooring, and Italian timber-look tiles throughout. Roller blinds and plantation shutters enhance privacy, while thoughtful details like downlights and a neutral paint palette ensure modern convenience seamlessly integrates with contemporary style. Privately situated at the front of the home, the master bedroom offers tranquil views of the front yard and features a spacious walk-in robe and ensuite bathroom, whilst TV brackets, a Mitsubishi split system air conditioning unit and elegant plantation shutters provide added comfort and style. The three family bedrooms, located throughout the home, are also thoughtfully designed, each equipped with ceiling fans, built-in robes, and TV brackets. They provide comfortable and functional spaces for every member of the family to enjoy. The heart of this cleverly designed home is the open plan kitchen, living, and dining areas, where a gas point, split system air conditioning, and TV brackets enhance functionality. Glass sliding doors seamlessly connect indoor and outdoor spaces, leading to the alfresco area, perfect for entertaining. Just next door, the spacious media room or rumpus offers a versatile space for relaxation or family movie nights, complete with a TV bracket and a roller blind for added comfort. The kitchen is a masterpiece of functionality and style, featuring a walk-in pantry and breakfast bar, it promises pleasurable cooking experiences for family and friends. The 40mm laminate benchtop, complemented by matte black tapware and brass handles, exudes contemporary elegance. Tiled splashbacks and pendant lighting add a touch of sophistication, while practical elements like plumbing for a fridge, a 900mm Euromaid oven with a 5-burner gas stove and rangehood, and a Fisher & Paykel dishwasher ensure effortless meal preparation and cleanup. Bathroom spaces in this home are appealing and functional, featuring floating vanities with soft-close cabinetry, ceramic benchtops, and matte black fittings. The main bathroom includes a built-in bath, while the ensuite boasts a double shower with a built-in recess. A large laundry with built-in cabinetry and direct outdoor access adds even more convenience, as does the gas hot water system. Heading out through the living room, you will find an undercover alfresco area which is perfect for family barbecues and summer nights with friends. There are LED outdoor lights, a matte black ceiling fan, outdoor powerpoints, and Merbau timber decking. The low maintenance yard features synthetic turf near the alfresco, offering hassle free upkeep, whilst a separate grassed area provides plenty of space for the kids and pets to play. Single side access accommodates vehicle entry. There is a separate double garage with single roller door access in the yard, and a 5000L water tank, which means that gardening will be a pleasure in this great space. With its spacious living areas, modern amenities, and thoughtful design throughout, this home offers a perfect combination of comfort, style, and functionality, making it an ideal choice for your family's next move. 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; - 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- 8 minutes to the Aberglasslyn shopping complex.- 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.- 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.Disclaimer: 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.