

11 Andrew Court, Rutherford, NSW 2320

House For Sale

Wednesday, 8 January 2025

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Bedrooms: 4 Bathrooms: 2 Parkings: 2 Area: 1333 m2 Type: House



Brendan Dewley
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\$690,000 to \$740,000

Property Highlights:- An impressive family home in a convenient location with gorgeous rural views- Large open plan living and dining area with direct access to the alfresco- Light filled kitchen with a breakfast bar, 40mm benchtops, a built-in pantry, Westinghouse oven and 4 burner gas stovetop plus a Beko dishwasher- Four generous bedrooms, all with carpet and built-in or walk-in robes- Family bathroom with a built-in bath and separate WC, plus a master ensuite- Fujitsu split system air conditioning in the main bedroom and living room- Aluminium plantation shutters and LED downlights throughout- Undercover front patio and rear Eko deck overlooking the yard and rural views- Double attached garage with internal access plus a laundry- Instant gas hot water and NBN fibre to the premises

Outgoings: Council Rate: \$2,624 approx. per annum
Water Rate: \$827.64 approx. per annum
Rental Return: \$740 approx. per week

Discover the perfect balance of convenience, comfort, and style in this family friendly home, then sit back and relax, taking in the gorgeous rural views right from your own backyard. Located in one of Rutherford's most desirable areas, this impressive property is ideal for owner occupiers and investors alike. With schools, recreational facilities, and the bustling shopping hubs of Rutherford and Aberglasslyn close by, everything you need is right on your doorstep. Plus, the Hunter Valley's gourmet attractions are just 20 minutes away, and Newcastle's beaches and city centre are within an easy 50 minute drive. The welcoming brick exterior, paired with a tiled roof and lush green lawn, sets the tone for the home's practical charm. An undercover front porch invites you inside, where aluminium plantation shutters and LED downlights provide a sleek and cohesive vibe throughout. The open plan kitchen, living, and dining area serves as the heart of the home. Tiled floors make cleaning a breeze, while vertical blinds ensure privacy. A Fujitsu split system air conditioner keeps this space comfortable all year round. Sliding glass doors open to an undercover Eko deck, perfect for entertaining or relaxing as you soak in uninterrupted views of the countryside beyond. The kitchen is thoughtfully designed with 40mm benchtops and a tiled splashback for durability and style. The breakfast bar offers casual dining space, while the built-in pantry provides excellent storage. Quality appliances include a Westinghouse oven, a 4-burner gas stovetop, an integrated range hood, and a Beko dishwasher, plus there is a dual sink for easy clean-up. The main bedroom, situated at the front of the house, offers a peaceful retreat with plush carpet, curtains, and a Fujitsu split system air conditioner. A walk-in robe and ensuite, complete with a shower, vanity, and toilet, add convenience and privacy. Three additional family bedrooms feature built-in robes, soft carpets, and ceiling fans with lights, making them perfect for children or guests. The family bathroom is both functional and inviting, featuring a built-in bath, a shower, and a vanity, with a separate WC for added convenience. The laundry is tucked into the double attached garage, which also provides internal access and plenty of storage space. Additional features of this fabulous property include instant gas hot water and NBN fibre to the premises. Outdoors, the fully fenced yard is a highlight, offering plenty of grassy space for kids and pets to play. The expansive rural views create a sense of tranquillity, and the four 667L water tanks ensure water efficiency. Blending low maintenance living with thoughtful design, this incredible home offers a fantastic option for families or investors. Don't miss the opportunity to secure this wonderful property and enjoy all that Rutherford has to offer! 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; - A short 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 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 close to home- 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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