

19 Regiment Rd, Rutherford, NSW, 2320

House For Sale

Thursday, 14 November 2024

19 Regiment Rd, Rutherford, NSW, 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Space to grow: Charming home with endless potential

Discover a perfect blend of charm and modern convenience in this well-maintained, three-bedroom home, which presents an ideal entry point to the property market.

Whether you're a first-home buyer, an investor or a downsizer, this property invites you to embrace a lifestyle of comfort, privacy, and potential.

With landscaped gardens and spacious outdoor areas, it's the perfect setting for family gatherings, relaxed weekends, or even adding future expansions or a pool (STCA).

Conveniently located near Maitland and the Hunter Valley, it's an opportunity to enjoy both tranquility and accessibility in a home that can grow with your dreams.

- Set on a 740sqm block and framed by landscaped gardens with a striking brick facade
- Charming three-bedroom home, meticulously maintained, an ideal entry point to market
- Perfect property for those looking for their first home, a solid investment or downsizing
- Opportunities galore with a huge backyard that's perfect for extending the home (STCA)
- Potential for adding a pool, extra shedding or development with dual occupancy (STCA)
- Also a fantastic opportunity for investors with an expected rental return of \$520 - \$550pw
- Inside awaits light-filled, modern interiors that are ideal for peaceful living and family life
- Entry is into a large, open-plan living and dining room with pendant lighting and air-con
- Living and dining space connects to the contemporary kitchen, which the chef will adore
- Well-equipped kitchen with plenty of laminated bench space, fresh cabinets, large pantry
- Laminated flooring in the kitchen and tiles in the living/dining room make cleaning simple
- Leafy garden views from every window in the living areas make for a tranquil ambience
- Three generously proportioned bedrooms all boast carpet underfoot and vertical blinds
- The master bedroom is incredibly spacious and offers lovely views of the front garden
- The main bathroom offers a separate shower and bath, plus modern vanity with storage
- Separate toilet for convenience, while the laundry offers direct access to the backyard
- Concrete driveway, double-gate side access, lots of space for keeping boats or caravans
- The yard has Colorbond fencing, lock-up workshop/shed and scope for an alfresco area
- Close to public transport, shops and Hunter Valley vineyards, 15-min drive to Maitland

Council Rates \$2,450pa

Water Rates \$751pa