

**37 Regiment Road, Rutherford, NSW, 2320**



**House For Sale**

Tuesday, 5 November 2024

37 Regiment Road, Rutherford, NSW, 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Charming Three Bedroom Home

Discover this charming 3-bedroom home that combines comfort, privacy, and convenience, making it an excellent opportunity for first-home buyers or investors alike. With two spacious living areas, an open-plan kitchen, dining, and living space, plus modern updates throughout, this home is ready for its next chapter.

### Property Highlights:

- 📍 3 Bedrooms with built-in storage
- 📍 Two Living Areas for versatile family living
- 📍 Open-Plan Kitchen, Dining, and Living Area
- 📍 Modern Bathroom and freshly painted interiors
- 📍 Double Garage with internal access
- 📍 Roller Shutters for added privacy and comfort
- 📍 Hedged Front Yard creating a private oasis
- 📍 Rear Access for additional convenience
- 📍 Fruiting Trees and Raised Garden Beds for the gardening enthusiast
- 📍 Chicken Coop and Garden Shed
- 📍 Ample space for a Granny Flat (STCA)
- 📍 Set on 930 sqm of land
- 📍 Conveniently located just a 5-minute drive to Rutherford Shopping Centre and with schools close by, this home is also:

7 km to Maitland for more shopping, dining, and entertainment

10 km to Greenhills Shopping Centre

8 km to Maitland Hospital

Don't miss your chance to view this unique property!

Call Sharon 0402433317 or Katherine

0428908992 for more information or to arrange your private viewing of this fantastic property!