

**55 Tournament Street, Rutherford, NSW 2320**

**House For Sale**

Tuesday, 14 January 2025



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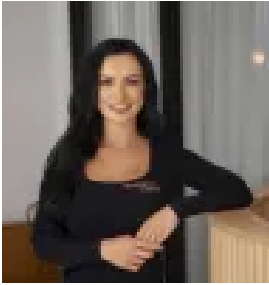
**Bedrooms: 4**

**Bathrooms: 2**

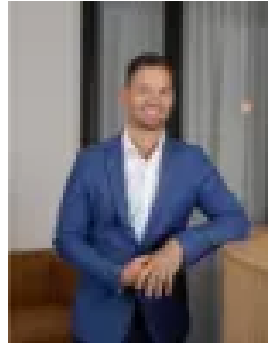
**Parkings: 4**

**Area: 673 m2**

**Type: House**



Stephanie McCabe  
0461398029



Ryan Clarke

## Preview

Nestled in a prime location, this stunning brick home, built by Beechwood Homes, offers a blend of style, comfort, and functionality. Featuring four spacious bedrooms, two modern bathrooms, and a double car garage with the added bonus of an undercover carport and convenient side access, this property caters to all your family's needs. Upon entry, you are greeted by a welcoming media room to your right, perfect for family movie nights or a quiet retreat. Continuing up the hallway, the master bedroom awaits with its well-appointed ensuite and walk-in wardrobe, providing a private sanctuary for relaxation. The heart of the home is the expansive open-plan kitchen, living, and dining area, illuminated by natural light that creates a warm and inviting atmosphere. Designed with both entertaining and everyday living in mind, the kitchen includes a walk-in pantry, offering ample storage and convenience. Beyond the dining area, the three remaining bedrooms are located, all generously sized and serviced by a centrally located bathroom and a well-equipped laundry for the added convenience. Step outside to discover the undercover alfresco area, complete with ceiling fans and downlights, ideal for year-round entertaining. The expansive backyard includes a shed, providing extra storage space, while still offering plenty of room for kids and pets to play.

**Property Features:** - Ducted Air Conditioning- Downlights throughout - Tiled throughout with plush carpet to formal areas - Side access with under cover carport - High end kitchen appliances with walk in pantry - 6m x 4m Shed - Under cover alfresco area with wooden flooring - Immaculate lawn - Automatic double garage - Gas, Electricity, Town Water and NBN - Built in 2017- Situated on a spacious 673m<sup>2</sup>

**Outgoings:** - Council Rates: Approx \$1,800 per annum - Water Rates: Approx \$500 per quarter - Community Title: Approx \$848 per annum

Heritage Parc offers an idyllic lifestyle with its picturesque walking trails, tranquil lagoons, and expansive parklands. Enjoy the convenience of nearby shops, services, and recreational facilities in Rutherford, all within easy reach. Located just 10 minutes from Maitland, 45 minutes from Newcastle CBD and stunning beaches, and only 20 minutes from the Hunter Valley's renowned five-star experiences, this location combines natural beauty with accessibility. This home is a true gem, combining quality craftsmanship with thoughtful design, making it a perfect choice for families seeking comfort and style.

**Disclaimer:** Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.