

# 20 Sapphire Drive, Rutherford, NSW 2320

## House For Sale

Saturday, 4 May 2024

20 Sapphire Drive, Rutherford, NSW 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 302 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Contemporary brick and tile home set in a top location within Rutherford.- Spacious open plan living and dining area with split system air conditioning.- Large family kitchen with soft close cabinetry, 20mm Caesarstone benchtops, a tiled splashback, gas cooking + quality appliances.- Three bedrooms, the master suite with a walk-in robe, split system air conditioning and a well appointed ensuite.- Quality tiles and carpet plus a neutral paint palette throughout.- Lovely low maintenance yard with plenty of green grass and a 3000L water storage tank.- Attached double garage with internal access + handy side access to the yard.

Outgoings: Council Rates:\$2,120 approx. per annum  
Water Rates: \$811.98 approx. per annum  
Rental Returns: \$550 approx. per week

Nestled in a lovely pocket of the popular suburb of Rutherford, this impressive family home delivers a spacious floor plan and a low maintenance backyard, offering the perfect option for first home buyers and investors looking for their next smart buy. With an easy 10 minute drive to Maitland, 45 minutes to Newcastle, and a mere 20 minutes to the fine dining and cellar doors of the Hunter Valley, it's easy to see why Rutherford has become a suburb in such demand. In addition, you'll find Rutherford Marketplace and Homemaker Centres minutes away, plus schooling and recreation facilities nearby, offering easy access to all your daily needs. Arriving at the home, a contemporary brick and tiled roof facade, a grassed lawn, established gardens, and a large driveway leading to an attached double garage provide plenty of curb appeal. Stepping inside via the tiled front porch you'll enter the spacious entry hall, revealing the home's stylish tiled floors and the neutral paint palette found throughout. There are three bedrooms on offer, with the master suite thoughtfully placed at the entrance to the home. Here you will find cosy carpet flooring, a split system air conditioner for year-round comfort, a walk-in robe and a well appointed ensuite. A further two bedrooms are located at the rear of the home, both featuring built-in robes and carpet flooring. The main family bathroom services these rooms, boasting a separate shower and built-in bathtub, along with a large vanity with a 40mm vinyl benchtop. At the heart of the home is the lovely open plan living, dining and kitchen area with practical tiled flooring, split system air conditioning, and sliding doors leading to the yard offering plenty of natural light. The generously sized kitchen offers ample storage in the surrounding soft close cabinetry, 20mm Caesarstone benchtops, a dual sink, a white tiled splashback and quality appliances including a Westinghouse oven, an Everdure 4 burner gas cooktop and a Smeg dishwasher, set to make cleaning up a breeze. Step outside via the glass sliding door and you'll find the lovely low maintenance backyard offering handy side access, plenty of green grass for kids and pets to play, along with a 3000L water storage tank for your sustainable living. A contemporary home of this nature, set in such a popular location is sure to attract a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live:- 5 minutes from Rutherford Marketplace including all three major supermarkets, retail and services to meet your daily needs.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 minutes from the destination shopping precinct, 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

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