







11 Rutherford Drive, Glenning Valley

A Hidden Acreage Offering with Unmatched Presence

Privately held and rarely released, this remarkable 2.41-acre estate unfolds within one of Glenning Valley's most tightly guarded enclaves. Set beyond an extraordinary 150m+ frontage, the sense of arrival is immediate, commanding in presence, yet entirely immersed in its natural surrounds. This is where space becomes freedom, privacy becomes priceless, and opportunity reveals itself to those who recognise it early.

Inside, the home delivers a seamless balance of scale and liveability. The central living level is designed for connection, where open-plan interiors flow effortlessly from kitchen to living to dining, all anchored by warm timber flooring and softened by natural light filtering through expansive windows. A defining feature of the home, the mid-level balcony captures sweeping views across the acreage, overlooking the pool and beautifully established gardens.

The kitchen stands as both a functional hub and social centrepiece. Clean-lined cabinetry, Smeg appliances, and a generous 3m x 1.2m stone island bench. Accommodation is equally impressive. Six well-appointed bedrooms offer flexibility for growing families or multi-generational living, while the expansive upper-level retreat introduces

6 4 4

FOR SALE
$2,000,000 - $2,200,000

VIEW
Sat 31st Oct @ 12:30PM - 1:15PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

a space of rare proportion. Multiple living zones providing versatility, with a relaxed lounge retreat and a dedicated dining space that draws in leafy outlooks, creating a calming backdrop that shifts with the seasons.

Step outside and the tone shifts to complete retreat, the experience deepens. Landscaped grounds embrace a secluded 12metre in-ground pool. Infrastructure has been thoughtfully considered, having a detached garage with its own driveway, secure three-car carport, and additional driveway capacity ensuring both practicality and long-term versatility.

Positioned just moments from leading schools, local shopping, and some of the Central Coast's most sought-after beaches, this is more than a lifestyle property, it's a strategic acquisition.
Property Features:

- Approx. 2.41acre (near 1 hectare) allotment
- Expansive 156m frontage creating privacy and stature
- Six bedrooms including master suite with walk-in robe & ensuite
- Four bathrooms including two ensuites
- Multiple indoor and outdoor living zones
- Sunlit interiors with a light & bright open plan layout
- 12metre in-ground pool within private landscaped surrounds
- Detached garage + workshop infrastructure. Ample parking
- Minutes to schools, shopping precincts & pristine beaches
- No flood or acid soil constraints

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.











MORE DETAILS

Property ID	WWPGJF
Property Type	AcreageSemi-rural
Land Area	9734 m2
Including	Air Conditioning
	Toilets (4)
	Pool
	Balcony
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Solar Panels

Tim Bembridge 0403 665 630
Sales Consultant | tim.bembridge@ljhooker.com.au

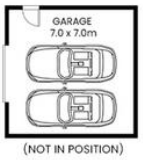
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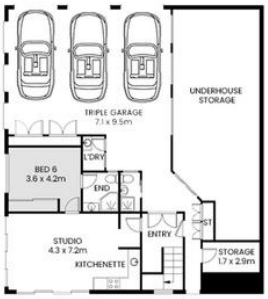
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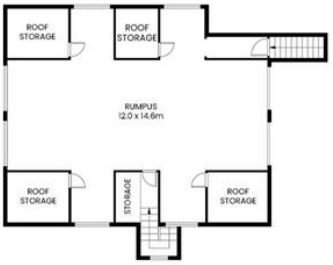
FIRST FLOOR



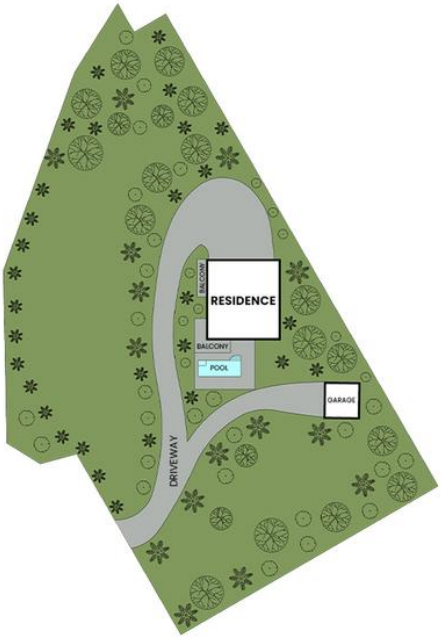
(NOT IN POSITION)



GROUND FLOOR



2ND FLOOR



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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