

1 Christine Close, Rutherford

## FAMILY LIVING WITH SPACE, COMFORT & POTENTIAL!!

Positioned in the highly sought-after suburb of Rutherford, this appealing family home presents an exciting opportunity perfect for buyers seeking space, character and future potential without the need for immediate renovations.

With strong street appeal thanks to its attractive facade and timeless sandstock brickwork, the home welcomes you with warmth and charm from the moment you arrive.

Inside, the layout is designed for versatile family living. Multiple living areas offer flexibility, with a formal lounge featuring an open fireplace, ideal for cosy winter evenings while the rear living zone is highlighted by impressive timber-lined vaulted ceilings that add wonderful character and a sense of openness.

The home offers three generous bedrooms plus a dedicated study, creating options for those who work from home. The master bedroom includes a walk-in robe with ensuite access to a 3 way bathroom, while a second bathroom offers an added convenience. The well-appointed timber kitchen is both functional and stylish, complete with a modern 900mm oven and cooktop, generous bench space and

3 2 2

**FOR SALE**  
\$830,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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ample storage.

Outdoor living is equally inviting, with a rear undercover alfresco area finished with quality merbau decking and a relaxing outlook to the western mountain ranges-perfect for afternoon entertaining. The fully fenced backyard provides plenty of room for kids' play equipment or even a future pool (STCA).

An attached double garage with secure internal access adds convenience, while the location places you only moments from Rutherford's major bulky goods shopping precinct, local schools and transport options.

## MORE DETAILS

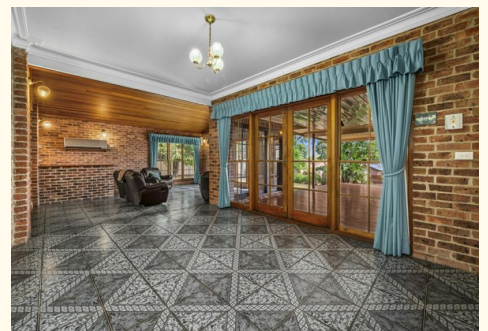
Property ID	1EQAF6H
Property Type	House
Land Area	950.3 m2
Including	Study
	Air Conditioning
	Built-in-Robes
	Close to Transport
	Liveability

### Kane Bradley 0423 525 335

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