



11 Canter Close, Rutherford




MODERN FAMILY HOME IN HERITAGE PARC!!

Positioned high in a quiet cul-de-sac within one of Maitland's newest and most desirable estates, Heritage Parc, this near-new residence delivers the perfect blend of modern style, space, and family functionality.

Approximately three years young and presented in immaculate condition, this rendered brick and Colorbond home captures elevated south-westerly views and a great lifestyle opportunity.

Thoughtfully designed for growing families, the home offers multiple living zones to suit every occasion. A spacious open-plan family and dining area forms the heart of the home, complemented by a separate formal living room for added versatility. An additional activities or utilities room is ideally located alongside three of the bedrooms- perfect as a kids' retreat or study space.

The well-appointed kitchen is sure to impress, boasting an abundance of cupboard storage, a large pantry, expansive bench space with island bench, and quality appliances including a 900mm oven and gas cooktop-ideal for entertaining or everyday family living.

4  2  2 

FOR SALE

\$895,000-\$945,000

VIEW

Tue 7th Apr @ 5:00PM - 5:30PM

AGENTS

Kane Bradley

0423 525 335

kbradley.maitland@ljhooker.com.au

AGENCY

LJ Hooker Maitland

(02) 4933 5511

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation comprises four generous bedrooms, with the master suite featuring a walk-through robe and private ensuite. The main bathroom is light-filled and stylish, complete with a full-size bath and large shower recess.

Comfort is assured year-round with reverse cycle ducted air conditioning throughout, while quality fittings and finishes enhance the home's modern appeal.

Step outside to a fully fenced yard offering great side access & ample space for children to play, with plenty of room to add a pool or shed if desired. The double garage with automatic door provides secure parking and convenient all-weather internal access.

Located in a thriving community close to local amenities, this impressive home is sure to attract strong interest.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	1F0TF6H
Property Type	House
Land Area	598.5 m2
Including	Ensuite Air Conditioning Built-in-Robes Close to Shops Close to Transport Liveability

Kane Bradley 0423 525 335

Director/Licensee in Charge | kbradley.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320
maitland.ljhooker.com.au | maitland@ljhooker.com.au





11 Canter Cl, Rutherford

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

 **LJ Hooker**
Maitland

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**