



11 Conquest Close, Rutherford

Contemporary Living in Superb Location

Heritage Parc produces the goods yet again with this stylish and contemporary home that delivers an ease of living & modern comforts all wrapped into one. Internally the home offers four bedrooms & two bathrooms & presents an appealing lifestyle for those who value convenience, comfort and an easy care block.

At the heart of the home, you'll find a bright and fully tiled open plan kitchen, living & dining space provides the perfect everyday hub, complete with air-conditioning and effortless flow. The kitchen impresses with stainless steel appliances, gas cooking and breakfast bar, ensuring cooking and entertaining are both practical and enjoyable, while a built-in study nook offers a neatly integrated workspace & there's a secondary dedicated media just off the shoulder of the open plan area.

The master bedroom features a walk-in robe, a full sized ensuite including bath, with the remaining bedrooms also enjoying built-in robes and for year-round comfort. A separate family bathroom and toilet, internal laundry and internal access from the double garage further enhance the home's functionality.

4 2 2

FOR SALE
\$799,000

VIEW
Sat 31st Oct @ 12:15PM - 12:45PM

AGENTS
Todd Fisher
tfisher.maitland@ljhooker.com.au

Ben Cotton
bcotton.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

Glass sliding doors open to a generous alfresco area overlooking the backyard & adjoining reserve, providing a lovely outdoor extension of the living space - ideal for entertaining or simply soaking up the surrounds without the upkeep of a larger block.. hassle free weekends are found here! The rear bedroom also has its own separate access to an internal separate yard space, which would be an ideal set up for multigenerational living, house mate living situation or secondary entertaining space with some tweaking.

Heritage Parc impresses time and again, with its community forward approach offering multiple parks, walking & cycle tracks, a dog park plus sport & rec options. The property is only 10min for the Maitland CBD and the vibrant Levee precinct & a further 10 minutes to Green Hills Shopping Centre, and Newcastle an easy 45-minute drive.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 & Jack Fisher 0438 165 825 - 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	1FEPF6H
Property Type	House
Land Area	491.3 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Todd Fisher

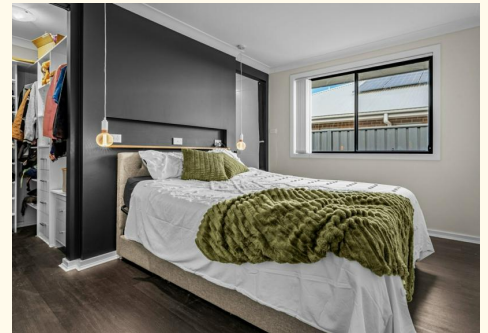
Salesperson | tfisher.maitland@ljhooker.com.au

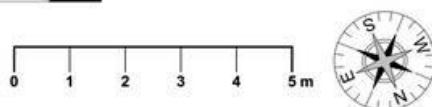
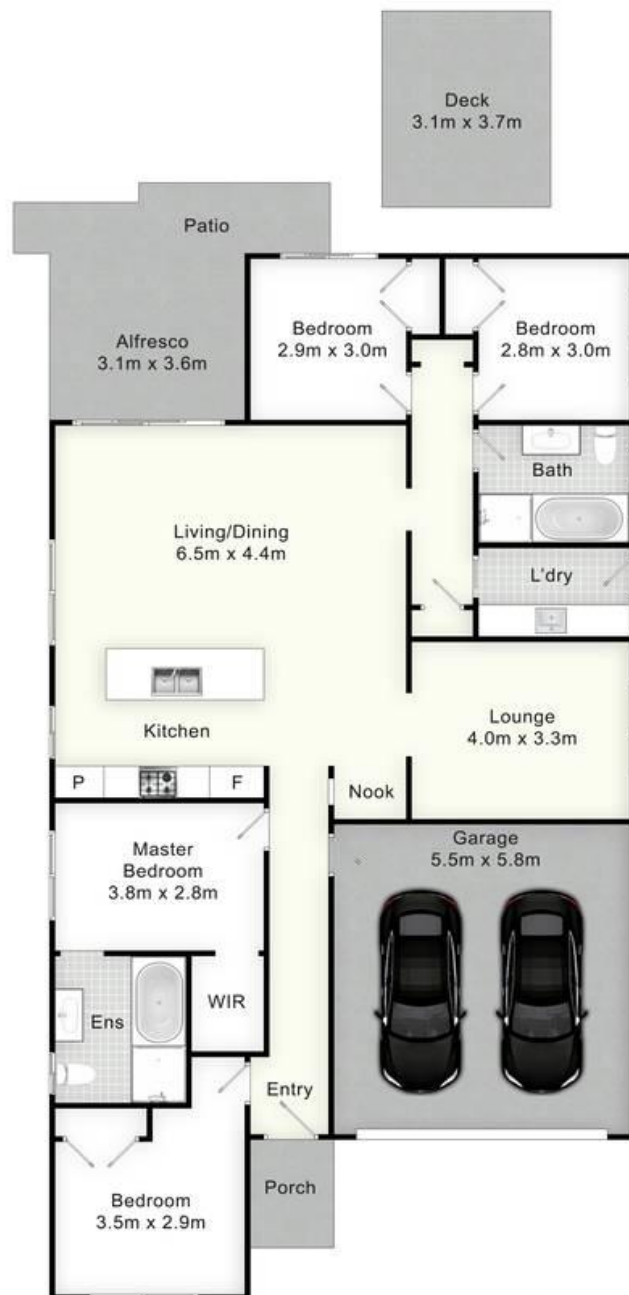
Ben Cotton

Licensed Real Estate Agent & Auctioneer |
bcotton.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





Site Plan
(Not to Scale)

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