



## Rutherford, 12 Walter Street

### BRICK BEAUTY IN POPULAR LOCATION!

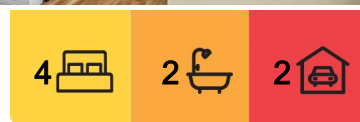
Tucked away in a peaceful location and proudly positioned on the high side of the road, 12 Walter Street is a solid family find, just moments from all of Rutherford's major shopping, retail, and local schooling - and ripe for living in or leasing!

This four-bedroom home offers you a spacious front living room, that then branches out to the kitchen & dining, and via the hallway, you lap around to all of the sleeping arrangements. Each of the bedrooms features built-in robes and ceiling fans in each bedroom, with the master suite also enjoying its own private ensuite, walk in robe & all serviced by ducted air con.

Step outside to a large rear alfresco space, perfect for laid-back BBQs or keeping an eye on the kids and pets in the well-sized yard. Perhaps with a bit of ingenuity, you might be able to work in some side access to take advantage of the large yard on offer - and perhaps further, a granny flat providing you the highly coveted dual income stream.



**Disclaimer:** 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.



**For Sale**  
\$725,000 to \$750,000

**View**  
By Appointment

**Contact**  
**Todd Fisher**  
0438 592 920  
tfisher.maitland@ljhooker.com.au  
**Jack Fisher**  
jfisher.maitland@ljhooker.com.au

**LJ Hooker Maitland**  
(02) 4933 5511



For the astute investor among us, this appears to be an ideal investment property with great potential to return circa \$650 per week.

With everything you need close by and all the right bones for comfortable family living, this home is ready to go.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

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## More About this Property

<b>Property ID</b>	1EASF6H
<b>Property Type</b>	House
<b>Land Area</b>	785 m2
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

### Jack Fisher

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