



13 Greenwood Grove, Rutherford

## A Seamless Blend of Classic Charm & Contemporary Edge!

Step into a home where timeless farmhouse elegance meets the sleek sophistication of modern industrial design. Fully renovated from top to bottom, this stunning residence is the perfect fusion of warmth, style, and function-offering a lifestyle upgrade for the discerning buyer who appreciates quality and individuality, with a casual disregard for the "rules". This is not just a home-it's an experience.

Walking into the entry, the front lounge room sets the tone. It is both inviting and refined with custom gas fireplace and surround and welcomes you with open arms, before the lure of the moody and almost grungy media room entices your senses. What a space to enjoy the best that Netflix can deliver, while you sip on your favourite beverages which are in easy reach. Hours could easily be spent here, away from it all in your own world and you're feeling more than proud when your guests come to join the party. This is where your journey begins and for some who wont want to leave, will end.

The home has been completely "renewed" right through and you are left nothing to do but enjoy the fruits of our selling clients efforts and style. The list is endless and deserving and the sleek feel of concrete beneath your feet moves you effortlessly through the home. Two

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**FOR SALE**  
\$1,090,000

### AGENTS

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### AGENCY

LJ Hooker Maitland  
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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.



brand-new bathrooms featuring striking concrete tiling and bold black trims, blending practicality with on-trend design, are to die for. At the heart of the home lies the showstopping kitchen, set up for family living with loads of cupboard space and ample room for everyone to "hang", you'll just love what's being served up to you here in spades: 40mm stone benchtops, abundant storage, and an open-plan flow that connects seamlessly with the light-filled family room.

Up to 5 bedrooms to accommodate the entire family are all air conditioned, roomy and have ceiling fans, or the option of 4 bedrooms and another sitting or library room, is an alternative. The master suite is a head turner, with a custom conversion of the walk in robe perfectly recrafted into a beauty room —OMG!

The hits keep on coming with an easy escape out to the undercover entertaining precinct, where the wow factor is set on repeat! Capable of holding dozens of eager party goers, this is one area that will ensure your future gatherings are held in style. The adjacent inground pool is sure to sooth the sunburn awaiting us as the warmer months approach, and there's even a super sized 14m colourbond shed for the ultimate workshop or for the lover of cars, to "hold" your pride and joy!

Landscaped and manicured grounds and gardens are in pristine condition and despite the oversized footprint of the residence, there is still enough room within the generous 819sqm allotment, for 4 legged friends or children's play equipment.

Every inch of this property has been considered, crafted, and completed-leaving you nothing to do but move in and start living your best life. Lets Go!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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## MORE DETAILS

Property ID 1EJ9F6H  
Property Type House  
Land Area 819 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Creative  
Liveability  
Pool  
Solar Power

### Todd Fisher 0438 592 920

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

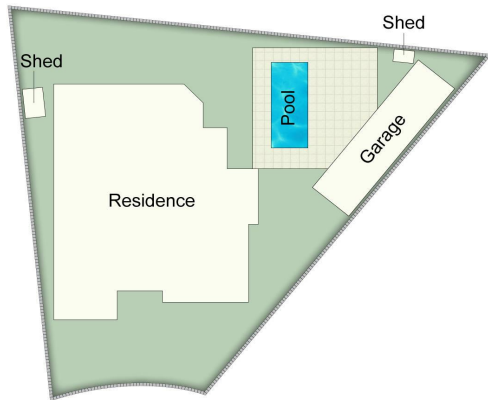
### Ben Cotton 0434 638 822

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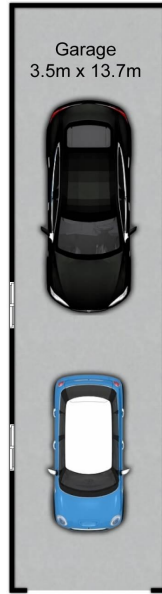
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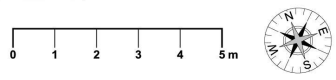
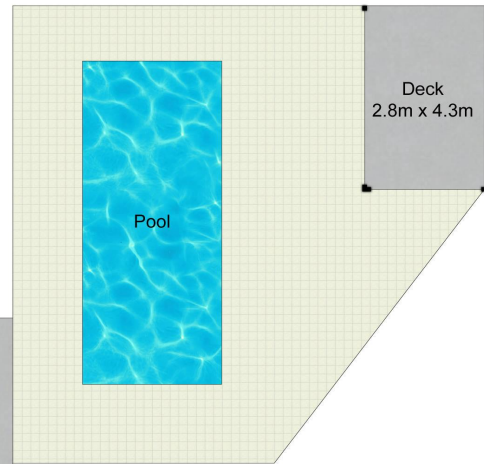




Site Plan  
(Not to Scale)



(Not In Position)



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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.



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