



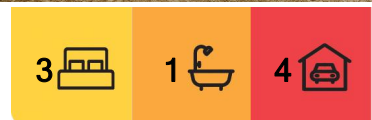
## Rutherford, 14 Buffier Crescent

### UNLIMITED POTENTIAL!

Situated on a large 834 sqm parcel of land is this three-bedroom home that just jumps up & screams potential, with plenty of extra space for creative investors & individuals seeking dual occupancy - or simply, a growing family that wants space to enjoy, and make it their own.

Arriving to the home, you will be greeted with a lovely cottage fae, neater than a pin, and amazing side access to the large double shed and sprawling yard.

Inside the home there are three great size bedrooms on the right hand side of the house, and all central to the bathroom for increased functionality. Our living room is spacious and laps around to the formal meals area. The kitchen and dining are light filled & feature laminate benchtops, freestanding electric cooktop and oven, and plenty of cupboard space. Once more, outside is a mostly blank canvas for the discerning investor, seeking to add a dual income stream into the future, or for those wanting to put down the roots, a



**For Sale**  
\$610,000

**View**  
[ljhooker.com.au/1D31F6H](http://ljhooker.com.au/1D31F6H)

**Contact**  
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[tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)  
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**LJ Hooker Maitland**  
**(02) 4933 5511**



great space to extend into, or install the value adders —like a pool or extra garaging if required.

Ideally located only a short drive to multiple Rutherford shopping options, public transport hubs & 10-minutes' drive to Greenhills Shopping Centre and New Maitland Hospital.

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.

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 About this Property

Property ID	1D31F6H
Property Type	House
Land Area	834 m <sup>2</sup>
Including	Air Conditioning Toilets (1) Built-in-Robes 3 Phase Power Close to Schools Close to Shops Close to Transport Heating

**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**

Licensed Real Estate Agent & Auctioneer | [bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

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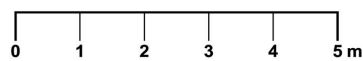
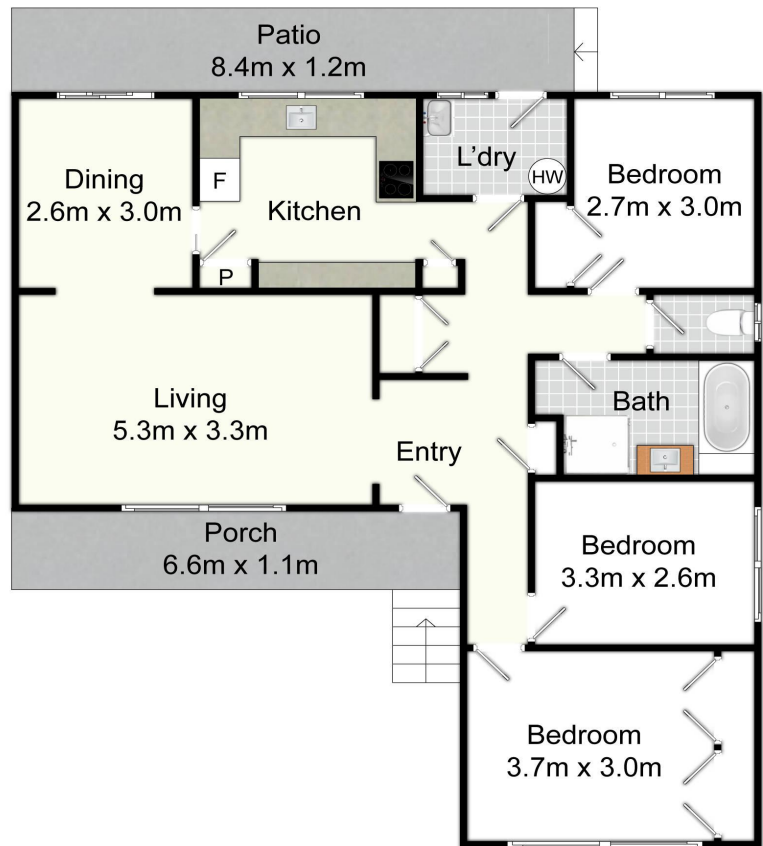
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14 Buffier Cr, Rutherford

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

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