



## Rutherford, 21 Bairds Close

Exchanged In Cooling Off Period

Tucked away in a peaceful one-entry street and proudly positioned on the high side of the road, 21 Bairds Close is a solid family find just moments from all of Rutherford's major shopping, retail, and local schooling.

This four-bedroom home is tiled throughout for low-maintenance living and features built-in robes and ceiling fans in each bedroom, with the master suite also enjoying its own private ensuite.

The footprint is ideal for growing families, with a generous open-plan kitchen, dining, and living area that's kept comfortable year-round thanks to split-system air conditioning and Solar panels are installed to assist with your power bills this winter.

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



**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.

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**For Sale**  
\$753,000

**View**  
[ljhooker.com.au/1E78F6H](http://ljhooker.com.au/1E78F6H)

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



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, easy-care yard. A standout feature is the drive-through access to an impressive rear shed-ideal for tradies, tinkers, or a future teenager retreat/granny flat conversion (STCA).

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 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

<b>Property ID</b>	1E78F6H
<b>Property Type</b>	House
<b>Land Area</b>	697 m2
<b>Including</b>	Ensuite 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)

### Ben Cotton 0434 638 822

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### LJ Hooker Maitland (02) 4933 5511

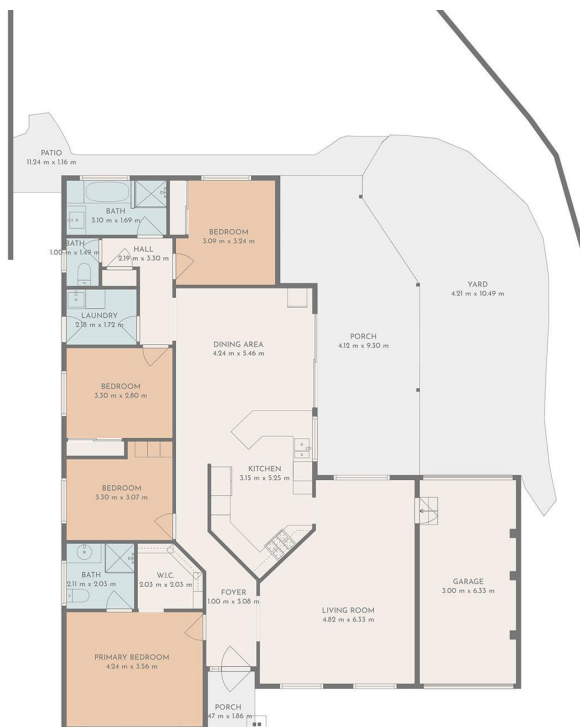
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**TOTAL: 138 m<sup>2</sup>**  
**FLOOR 1: 138 m<sup>2</sup>**  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, PORCH: 33 m<sup>2</sup>, PATIO: 10 m<sup>2</sup>,  
 UNDEFINED: 3 m<sup>2</sup>  
 WALLS: 12 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

21 Bairds Close  
 Ruthersford

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title.  
 They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference.  
 Interested parties should make their own inquiries using independent sources.

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 Maitland

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