



3 Neville Street, Rutherford




CONVENIENCE & COMFORT!!

Perfectly positioned in one of Rutherford's most convenient locations, this beautifully presented weatherboard residence offers the ideal combination of character, flexibility and modern comfort on a fully fenced 891sqm parcel.

Freshly repainted and well maintained throughout, the home has undergone tasteful renovations over the years, allowing its next owners to simply move in, unpack and enjoy from day one. Designed with versatility in mind, the floorplan offers the flexibility of either four bedrooms with a generous living area and separate dining, or three bedrooms complemented by a second living space or parents' retreat.

At the heart of the home is a modern kitchen complete with quality appliances and an oversized walk-in pantry, presenting exciting future potential to convert into an ensuite should you wish to further enhance the property by adding an additional bathroom. The bathroom continues the home's fresh feel, while light-filled interiors create a warm and inviting atmosphere throughout.

Step outside and you'll discover a backyard that's made for family living. The expansive, fully fenced yard provides plenty of space for children and pets to roam, while the detached garage and substantial retrofitted carport offer excellent accommodation for multiple vehicles,

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FOR SALE
\$798,000-\$838,000

VIEW
Sat 11th Jul @ 11:30AM - 12:00PM

AGENTS
Kane Bradley
0423 525 335
kbradley.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**

a caravan, boat or trailer.

A sun drenched north facing deck provides the perfect setting for weekend barbecues, entertaining friends or simply relaxing with your morning coffee while overlooking the yard.

Located just minutes from Rutherford Marketplace, local schools, 9 minutes from St Josephs Lochinvar Catholic High School, public transport and everyday conveniences, this is an outstanding opportunity to secure a move-in-ready home with endless flexibility and future potential.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1FAAF6H
Property Type	House
Land Area	891 m2

Kane Bradley 0423 525 335

Director/Licensee in Charge | kbradley.maitland@ljhooker.com.au

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