



## Rutherford, 3 Riverdale Close

### Sensational Family Home In Heritage Park!

Nestled in a boutique location within a peaceful cul-de-sac, this immaculate 4-bedroom family home offers a perfect blend of luxury, comfort, and modern elegance. With stunning presentation inside and out, this property is an exceptional find for those seeking both space and style.

Boasting three distinct living areas, including a spacious family room, a separate meals area, and a dedicated media room, this home is designed with family living and entertaining in mind. The gourmet kitchen is a standout feature, complete with a full stone bench, high-quality appliances, and a convenient butler's pantry for added storage and preparation space. The ceilings are a generous 2.7M high and a ducted vacuum system to ensure this superb home stays superb!

For those who love to entertain, the tiled, undercover alfresco area provides an ideal space for gatherings, while the tranquil backyard, with its beautiful water feature, offers a peaceful



**For Sale**  
\$877,500

**View**  
[ljhooker.com.au/1DPRF6H](https://ljhooker.com.au/1DPRF6H)

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

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retreat. With ducted air conditioning throughout, the home ensures year-round comfort in every room.

Impeccably maintained and presented, this property is a rare opportunity to secure a modern, high-quality home in one of Heritage Park's most sought-after locations.

This home is truly a standout —contact us today to arrange a private viewing and experience everything it has to offer!

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 About this Property

<b>Property ID</b>	1DPRF6H
<b>Property Type</b>	House
<b>Land Area</b>	706 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes 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)

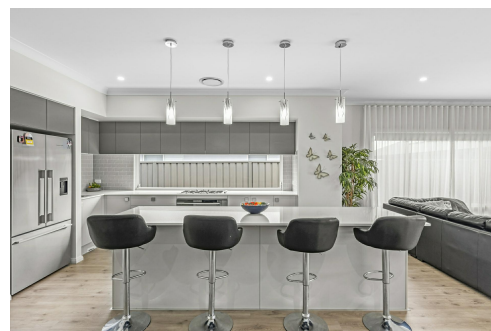
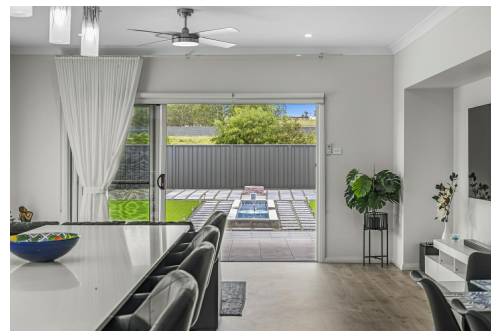
### Ben Cotton 0434 638 822

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

### LJ Hooker Maitland (02) 4933 5511

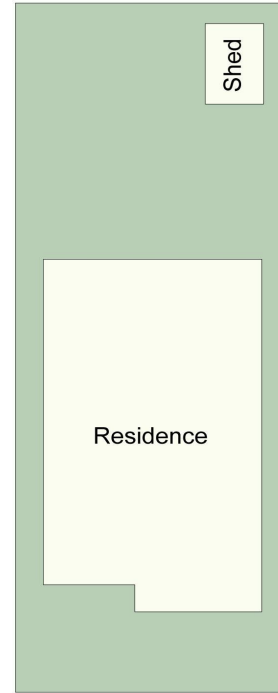
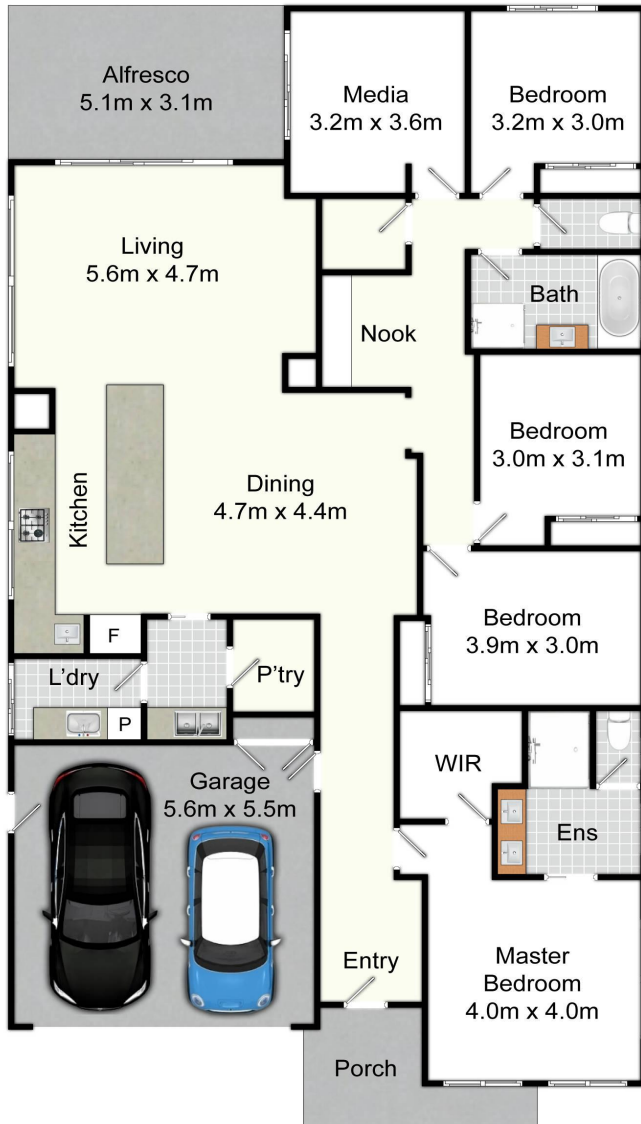
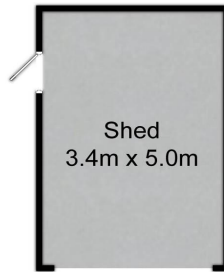
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Site Plan  
Not To Scale

### 3 Riverdale Dr, Heritage Parc

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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