

## Rutherford, 34 Arthur Street

### Double Brick Beauty!

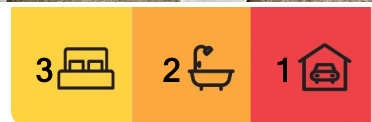
A great example of 1950's style construction, with a commanding double brick exterior, coupled with that classic terracotta tile finish, all framed by a picture perfect "white picket fence".

The internals here are as fresh as a daisy after a recent remodel, and the footprint of the property is a tried and test favourite, offering 3 excellently sized bedrooms, with the master bedroom showcasing a brand new ensuite. The main bathroom has seen some updating also during the process as well, and is central to the two remaining bedrooms that allow an ease of living.

The interior has had a clean and crisp makeover, with fresh paint & flooring & a beautifully rounded out styling, from a presentation perspective. The main living space is awesomely sized, and the hallmarks of yesteryears touches are still evident —with the picture rails & decorative cornice work taking pride in their place.



**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.



**For Sale**  
\$625,000

**View**  
[l.jhooker.com.au/1D2AF6H](https://l.jhooker.com.au/1D2AF6H)

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



The property itself located on the high side of the street on a great corner allotment (556 sqm), which offers fantastic side access, large enough for trailers, cars & vans wanting to achieve off street parking. Greenspace is in abundance, and the undercover verandah takes in scope of it all.

The location is a standout, being in super close proximity to all of the action, being a short walk to 3 major shopping options, schooling & public transport.

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.

Note: Vendor has filled in pool, Council notified in kind.

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>	1D2AF6H
<b>Property Type</b>	House
<b>Land Area</b>	556 m <sup>2</sup>
<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)

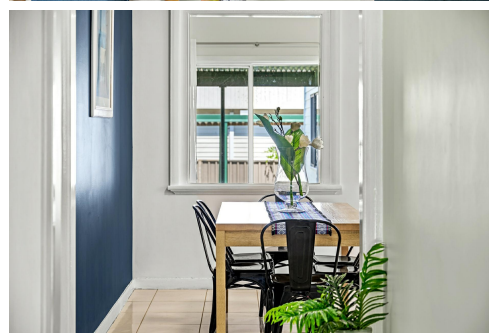
### Ben Cotton 0434 638 822

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

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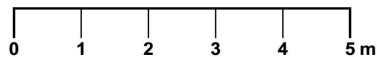
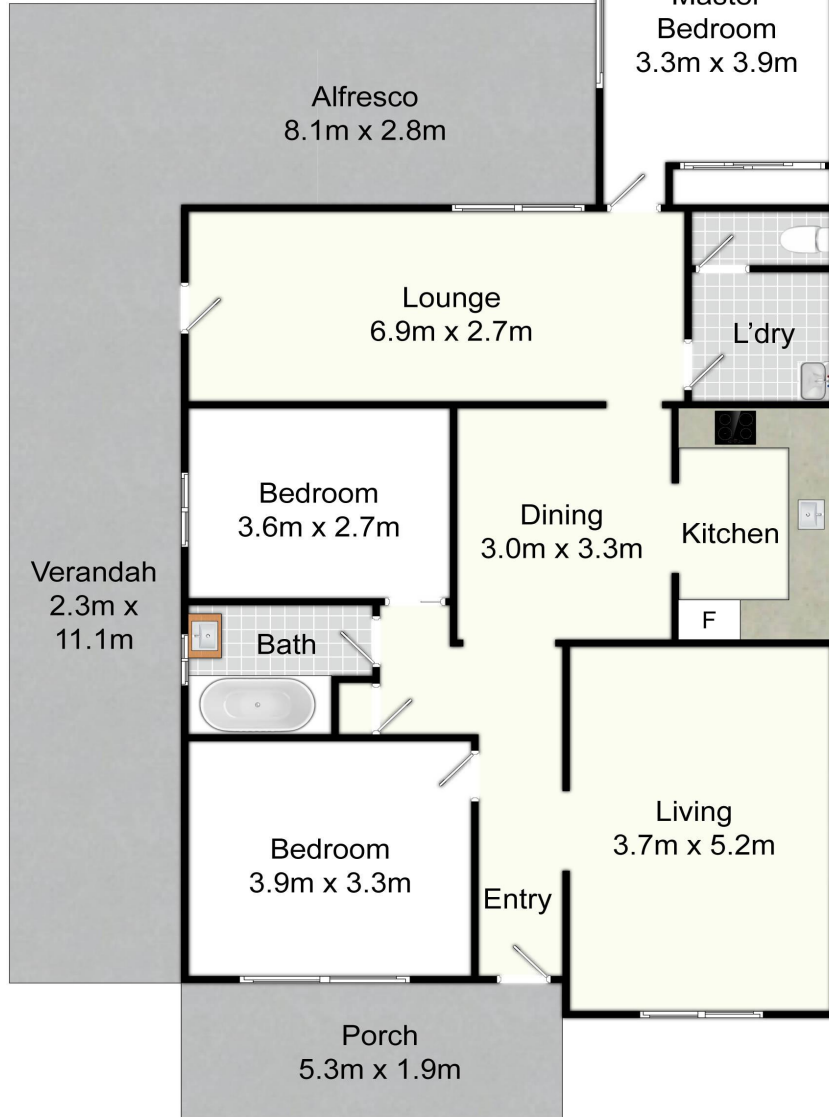


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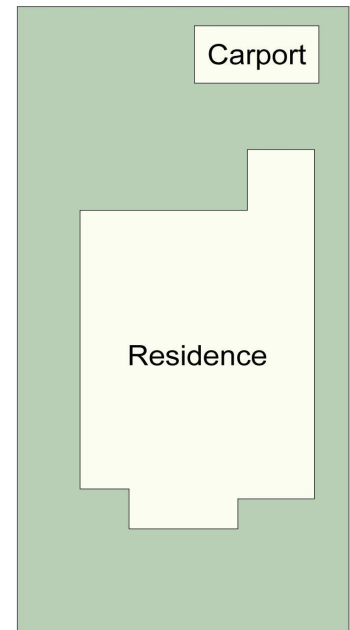
**LJ Hooker Maitland**  
**(02) 4933 5511**



(Not In Position)



34 Arthur Street, Rutherford



Site Plan  
Not To Scale

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**LJ Hooker**  
Maitland

**LJ Hooker**

**LJ Hooker Maitland**  
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