



41 Logan Road, Rutherford

## Perfect Start or Investment in a Super Location!

A fantastic option either way you look it - be you a first home buyer, investor or downsizer seeking a solid base to call home! The floorplan works wonderfully with a great open plan living & meals area at adjoins the kitchen - keeping the home fully in touch with each other.

The sleeping arrangements total 3, with the master at the rear of the home for added privacy, complete with its own walk in & ensuite, and the 2 remaining bedrooms are well sized and close of the main bathroom for increased functionality.

The yard space is fully secured & offers room enough for the kids & pets to play without supervision.

Currently tenanted, returning \$560pw - if investment is your vice, or if moving in is your driver, vacant possession can be worked through.

Features of this property include:

- Three good sized bedrooms with built-in robes
- Two bathrooms, Main with ensuite
- Modern kitchen
- Open plan kitchen, dining / family area

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.

3 2 2

**FOR SALE**  
\$750,000

### AGENTS

Todd Fisher  
0438 592 920  
tfisher.maitland@ljhooker.com.au

Ben Cotton  
0434 638 822  
bcotton.maitland@ljhooker.com.au

### AGENCY

LJ Hooker Maitland  
(02) 4933 5511



- Reverse cycle split system air conditioning
- Fenced yard
- Gas hot water
- Just 3 minutes' drive to Rutherford shops, schools and amenities
- Walk to bus stop

Conveniently positioned just minutes from Rutherford Marketplace, schools, childcare, sporting fields, and public transport, with easy access to Maitland CBD and the Hunter Expressway, everything you need is right at your doorstep.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

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## MORE DETAILS

Property ID	1EWMF6H
Property Type	House
Land Area	400 m2
Including	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)

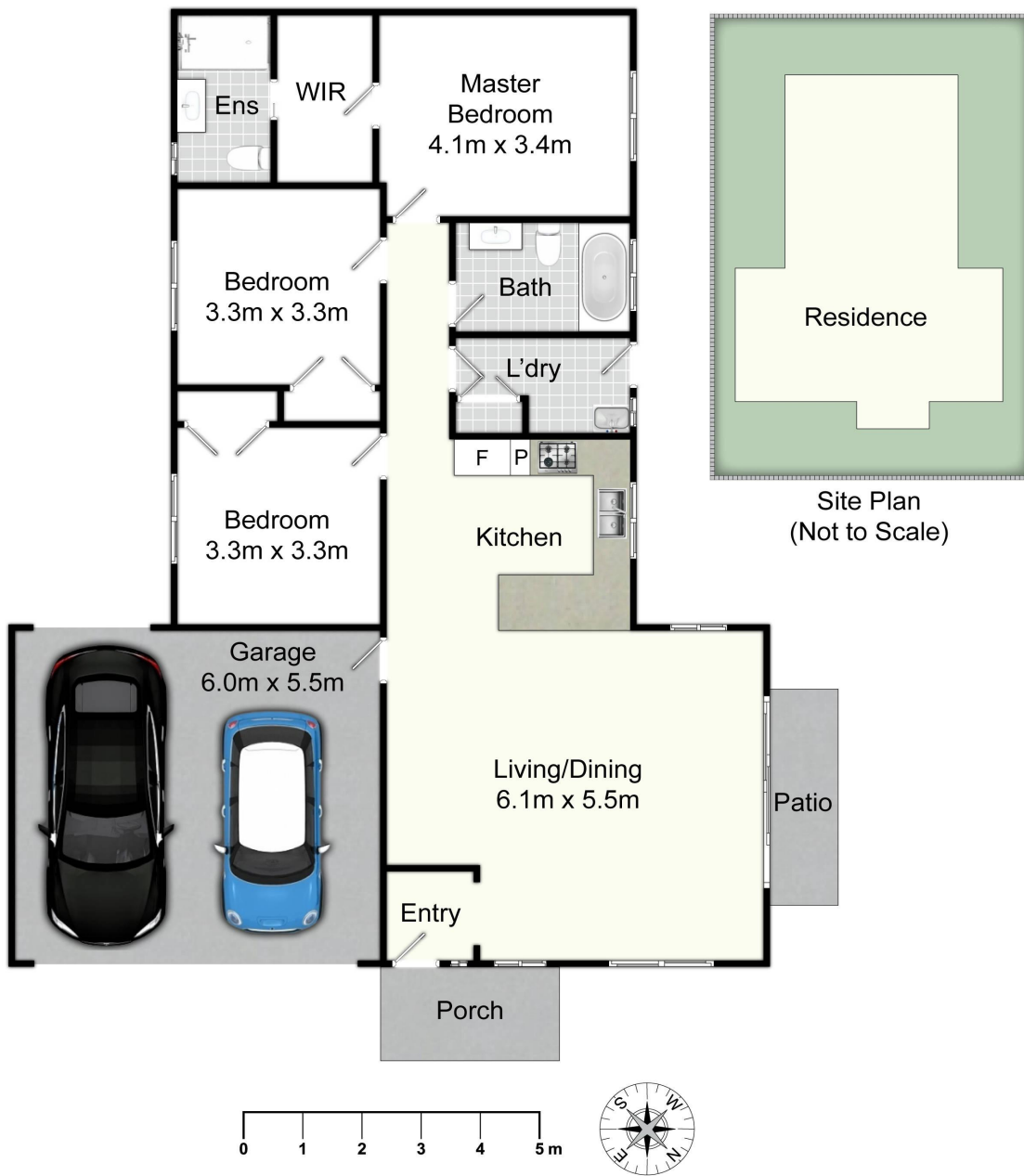
### Ben Cotton 0434 638 822

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 **LJ Hooker**  
Maitland

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 **LJ Hooker**