



Rutherford, 46A Denton Park Drive

Awesome Home, Great Location!

Nestled in the highly sought-after suburb of Rutherford, this beautifully maintained, and updated brick and tile property offers an appeal to all buyers - whether you're a First Timer, Down Sizer or Investor - it's hard to beat this quality offering in an unbeatable location!

Immaculate from the onset, with a manicured lawn and driveway, that links to the single-car garage with internal access, providing ease and convenience.

Upon entry, to the left you'll be greeted by a front lounge room generously sized, that links through to the kitchen that boasts ample storage with surrounding cabinetry & the attached dining area at the rear. The home is serviced by ducted air conditioning & has ceiling fans throughout, ensuring your year-round comfort.

The home ticks off three bedrooms, each equipped with ceiling fans and built in robes, plus the ducted keeping everyone cozy this winter, and cool in summer & a solar set up is in



For Sale
\$647,000

View
ljhooker.com.au/1DEGF6H

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place to help beat the cost of living blues away.

The bathroom contains a separate shower to bath, and is central to beds 2 & 3 for an ease of use for the younger occupants, and the laundry & second toilet is separate at the rear.

A glass sliding door from the dining area leads to a raised timber alfresco , ideal for outdoor entertaining, while the yard is perfectly secure making it a perfect space for kids and pets to play.

Currently leased by outstanding tenants at \$500pw who are more than happy to stay on, however vacant possession is also a consideration.

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

Property ID	1DEGF6H
Property Type	House
Land Area	437 m ²
Including	Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport Solar Power

Todd Fisher 0438 592 920

Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

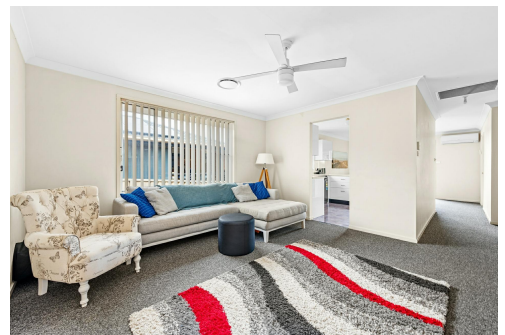
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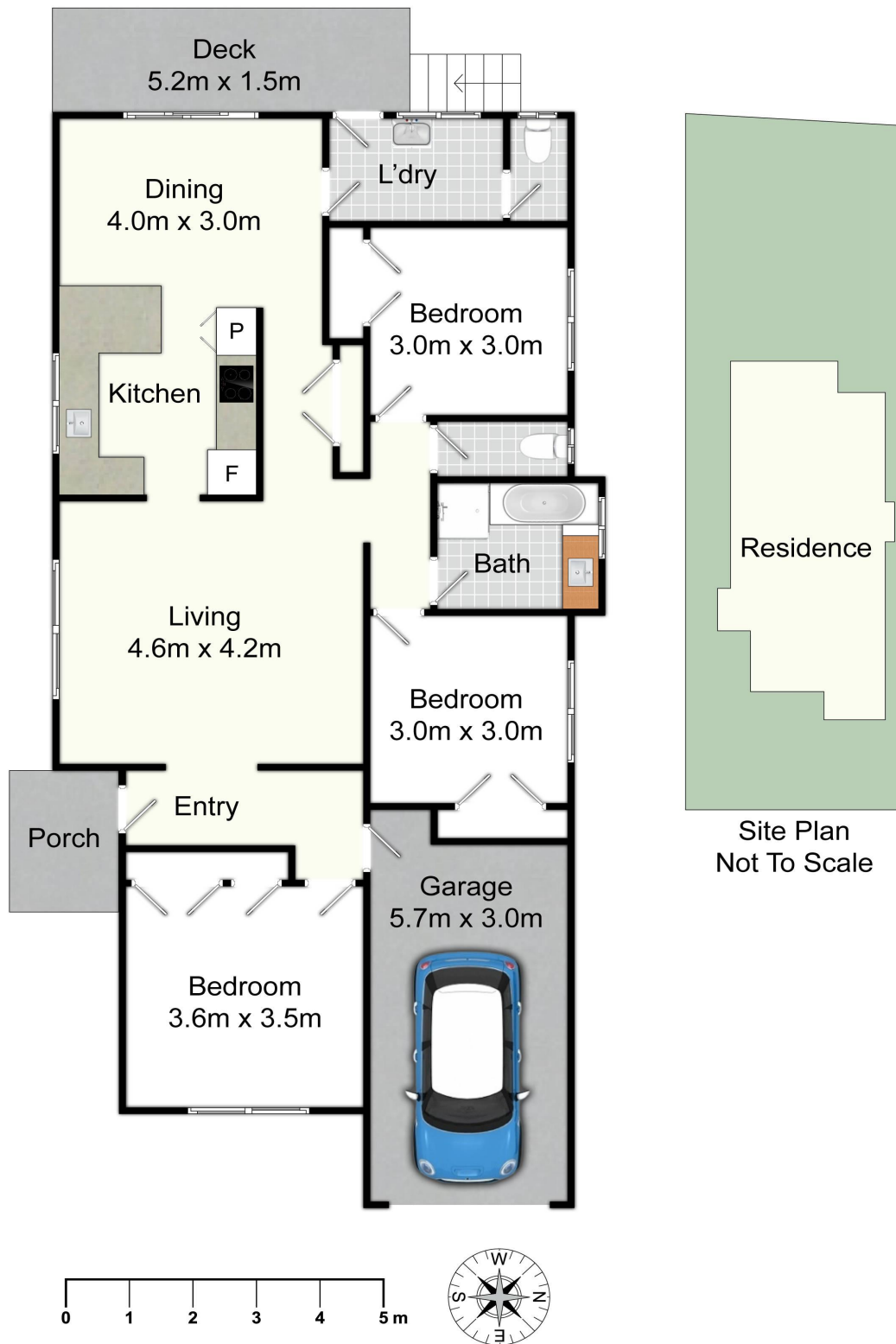
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All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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