



6 Tanzanite Street, Rutherford

Modern Brick Home Needing an Occupation Certificate

NOTE: THIS PROPERTY HAS NO OCCUPATION CERTIFICATE.

Some inspections have been undertaken by a Private Certifier - and will be sent to you via auto responder should you email on this property. The property will be sold as is and MUST go to public auction and not sold prior.

This neat as a pin brick home, only 4 years young, perfectly blends contemporary style with everyday functionality. Positioned in a sought-after neighbourhood, this fantastic offering is just a stone's throw from McKeachies Shopping Centre and plenty of lifestyle & professional options nearby.

Internally the home is fresh & inviting, being recently painted throughout —ready for you to add your own flair in time. The open-plan kitchen, dining, and living area fosters seamless communal enjoyment, with stone benchtops, sleek cabinetry, and breakfast bar seating for casual eats. Dark tiled flooring casts a great contrast against the neutral colour palette internally, and there split system air conditioning in place to provide year-round comfort. The open plan area seamlessly connects to the alfresco by sliding glass doors, to

4  2  2 

FOR SALE
\$785,000

AGENTS

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AGENCY

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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.

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enhance the indoor-outdoor flow. An additional separate lounge/media room toward the front of the home offers a private retreat for relaxation and entertainment.

The home features four bedrooms, each complete with ceiling fans and built-in robes. The master bedroom includes it's own access to the alfresco, another split system AC unit, a walk-in wardrobe and private ensuite, while the well-appointed main bathroom offers a separate bath, shower, and powder room for added convenience.

Outdoors, the undercover alfresco area sets the stage for afternoon relaxation or slower starts to your mornings with your favourite brew in hand. The yard is well sized & with some know how, aside access is easily achievable.

Conveniently located only minutes from local shopping centres, and five minutes from the Telarah Train Station, this property covers all the bases for home owners & investors alike. Leasing weekly, we would have expectations circa \$630.

NOTE: This property has no occupation certificate. Inspections have not been undertaken by Council or Private Certifiers and we advise you to seek independent advice from your solicitor prior to attending the auction.

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

Note: Lawns digitally improved due to poor growth conditions.

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. A vendor disclosure statement to the agent has not been provided relating to any known material facts that have happened to or at the property in the last 5 years.

MORE DETAILS

Property ID	1E1PF6H
Property Type	House
Land Area	517 m2
Including	Ensuite
	Air Conditioning
	Toilets (1)
	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

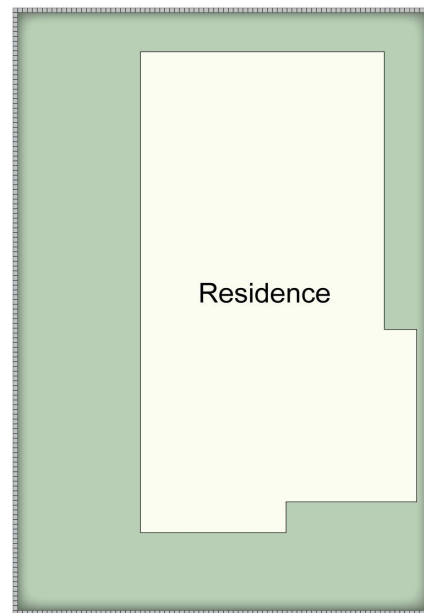
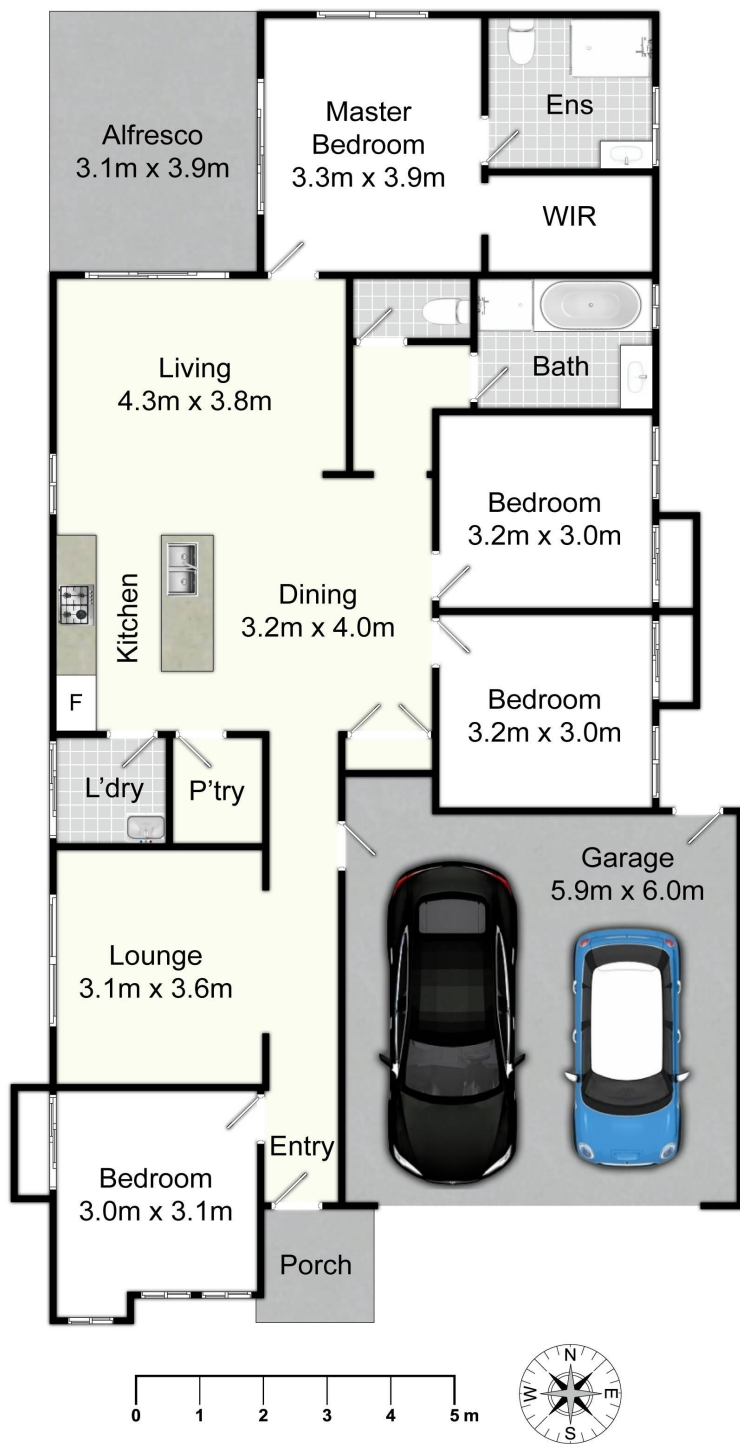
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Site Plan
(Not to Scale)

6 Tanzanite St, Rutherford

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