



**SOLD**

## GREAT OPPORTUNITY FOR FIRST HOME BUYER, DOWN SIZER OR INVESTOR

Escape the hustle and bustle of the city and find your own sanctuary in the charming Suburb of Rutherford, NSW. Nestled in the heart of the Hunter Valley, this stunning house is the perfect escape from the chaos of everyday life. With 3 spacious bedrooms, 1 bathroom and a single garage, this property is the epitome of modern living.

As soon as you step onto the generous 569 square meter block, you will be captivated by the tranquil surroundings and the beauty of this magnificent house. The lush lawn and fully fenced yard provide the perfect space for kids to play and for you to relax and unwind. The secure parking will give you peace of mind knowing your car is safe and sound.

But it's not just the outdoor features that make this property so special. As you step inside, you will be greeted by the warmth and comfort of a home that has been meticulously designed and maintained. The alarm system will ensure your family's safety, while the built-in wardrobes provide ample storage space.

And the best part? This property is available now, with no tenants to worry about. You can make it your own and create a lifetime of memories with your loved ones. No more dealing with endless inspections and approvals, this house is ready and waiting for you to move in and call it home.

And let's talk about location. Rutherford is a picturesque suburb that offers the perfect blend of serenity and convenience. With easy access to major highways, you can easily commute to work or explore the surrounding areas. Not to mention the stunning landscapes, wineries, and outdoor activities that are all at your doorstep.

But don't just take our word for it, come and see for yourself. Book a private inspection today and let this house speak for itself. With all these amazing features and the unbeatable location, this property won't be on the market for long. Don't miss out on the opportunity to live in your dream house and create a life of comfort and joy. Make your move to Rutherford today and experience the best of both worlds.

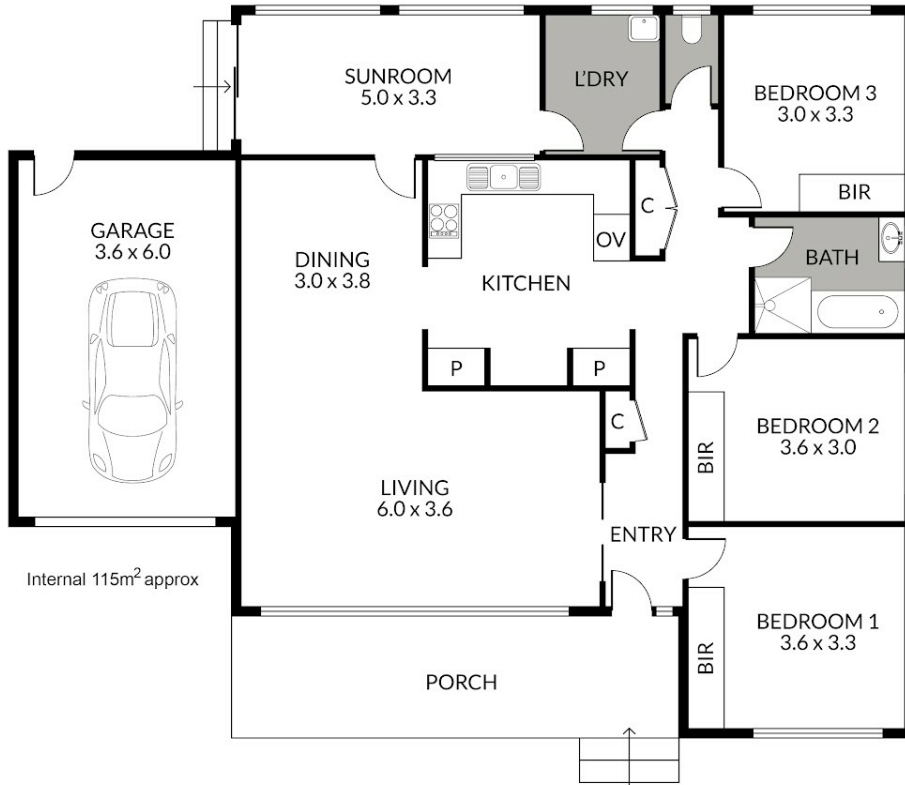
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$586,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Internal 115m<sup>2</sup> approx

## 40 KENNEDY ST RUTHERFORD

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.