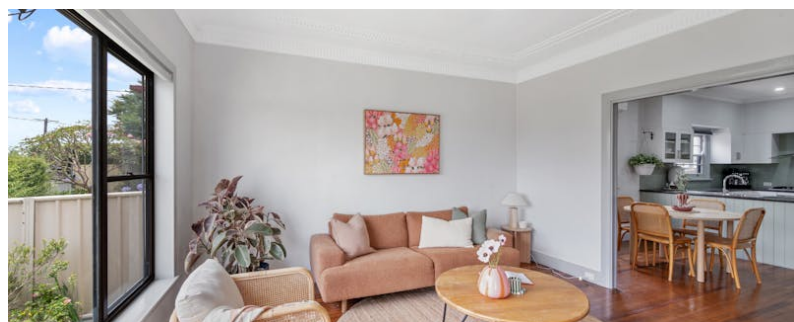




1 Second Avenue, RUTHERFORD, NSW 2320

Character, Comfort and Convenience-Your Next Chapter Begins Here

Framed by a classic picket fence and brimming with street appeal, this warm and welcoming residence presents an exceptional opportunity for astute investors or first-home buyers seeking value without compromise. Inside, period details from a bygone era blend seamlessly with tasteful contemporary renovations, creating a charming yet practical home filled with character. Polished timber floors sweep through the main living areas, enhancing the home's inviting ambience and effortless, low-maintenance design. At the rear, an outdoor entertainer's deck offers the perfect vantage point over the lush, grassy yard-an ideal setting for weekend gatherings, children's play, or simply enjoying the serenity of your own private retreat.

The Features:

- 3 bedrooms of accommodation
- Polished timber floors to main living areas
- High decorative ceilings, allowing for loads of natural light
- Air Conditioning | Ceiling Fans to bedrooms
- Large kitchen with stainless steel appliances incl. dishwasher

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 124P2382

SALE DETAILS

For Sale | Guide
\$650,000

CONTACT DETAILS

Elders Advantage Group
2/8 Billbrooke Close
Cameron Park, NSW
02 4013 1929

Ricky Briggs
0400 312 136

- Modern bathroom
- Single lock up garage with side to rear access
- Low maintenance property | Established gardens
- Approx. 500sqm land

The Location:

- Transport available at the end of the street
- Approx. 1.1km to Rutherford Shopping Centre
- Approx. 1.2km to Club Maitland City
- Approx. 1.2km to Rutherford Public School & Rutherford Tech High
- Surrounded by Day Care & Early Learning centres

Perfectly positioned for lifestyle and convenience, this address places you just moments from major amenities, quality schools, and reliable transport options-everything you need is right at your fingertips. Whether you're seeking a smart investment, a welcoming place to start a family, or an ideal first home, this location offers the ultimate blend of comfort, accessibility, and long-term appeal.

Elders Advantage Group has sourced this property information from what we believe to be reliable sources; however, we do not guarantee its accuracy. Prospective buyers are encouraged to conduct their own independent investigations. All photographs, maps, and images are for marketing purposes only and are intended to be indicative representations.

*** To make an Offer on this property, please visit
<https://buy.realtair.com/properties/210617> ***

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 499.50 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









1 Second Avenue, Rutherford

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



Advantage Group