



## 35 Clayton Crescent, RUTHERFORD, NSW 2320

### Spacious Family Living with Poolside Entertaining

Positioned for comfort and designed for easy family living, this well-presented 4-bedroom, 1-bathroom home offers generous space indoors and a fantastic outdoor lifestyle to match. With multiple living areas and a great entertaining setup, this is a home that truly ticks all the boxes.

#### Key Features:

- 4 spacious bedrooms with built-in wardrobes
- Master bedroom with private ensuite
- 2 bathrooms
- 2 separate living areas
- Ceiling fans throughout
- Well-appointed kitchen with great family flow
- Covered outdoor entertaining area

**TYPE:** For Sale  
**INTERNET ID:** 124P2543  
**SALE DETAILS**  
**PREVIEW**  
**CONTACT DETAILS**  
**Advantage Group – Hunter Valley**  
 Shop 8, Thornton Shopping Centre  
 Thornton, NSW  
 (02) 4964 1862  
**Garry Fairhurst**  
 0414 486 103

In-ground swimming pool

Single lock-up garage

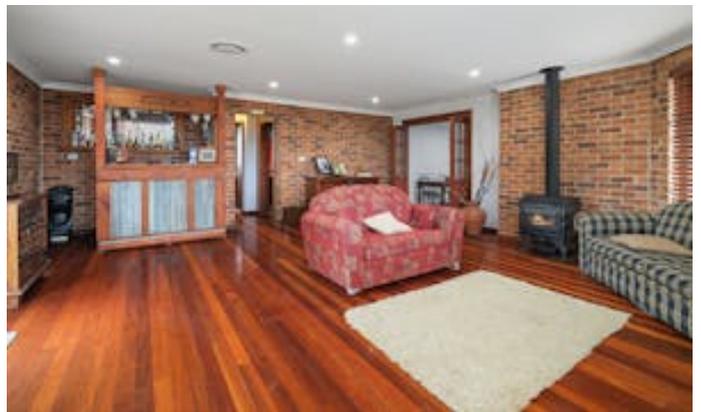
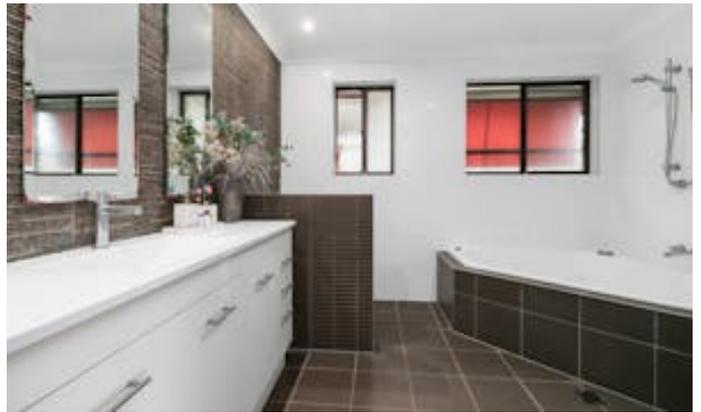
Side carport for additional parking

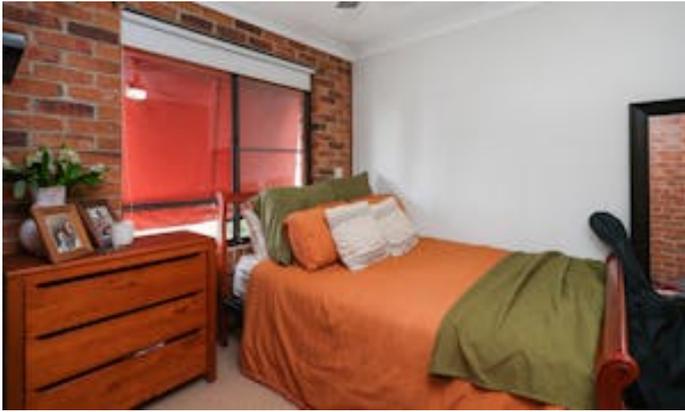
Garden shed at rear

This is an outstanding opportunity to secure a comfortable family home with everything you need - and more.

Other features: Close to Schools, Close to Transport

- Land Area 669.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- Single carport



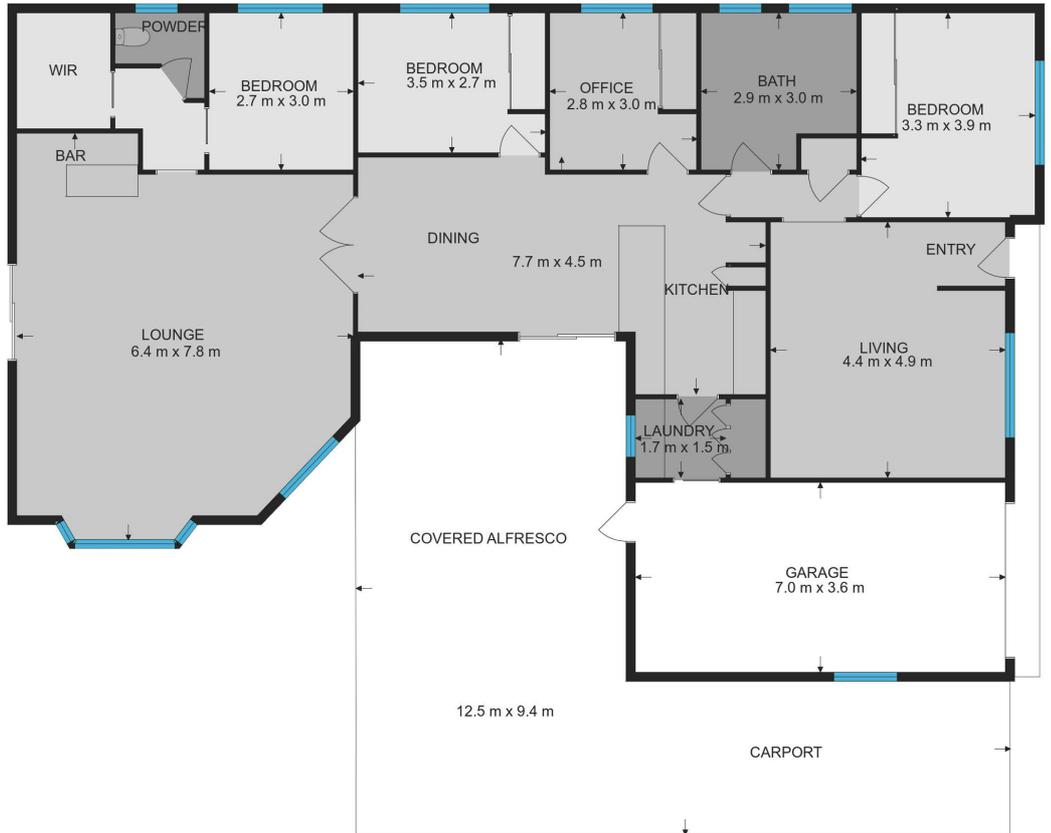
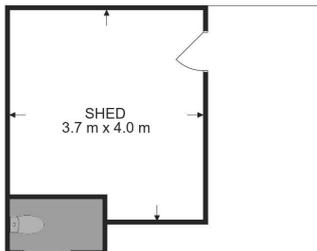




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Main Floor Total Interior 151sqm

Site Plan



Advantage Group

Measurements are approximate and are to be used only as a guide