



RUTHERFORD
 2/18 John Verge Drive

3  2  2 

Nest or Invest

2/18 John Verge Drive, Rutherford is the ideal property for a number of reasons. Either investment, first home, or downsizing. Being only 4 min by car to the areas local shopping center and local services, this Strata Titled 3 bedroom Duplex is sure to be on your consideration list.

Modern touches throughout and in great condition, this large Duplex is ready for immediate occupancy of a tenant or home owner. As you quickly as you settle in, the generous fully appointment kitchen is ready and waiting for your family and guests. The kitchen overlooks a large living and dining space and offers up plentiful bench space and storage.

Other key characteristics include, divided system air conditioning, ceiling fans, quality flooring tiles, outstanding main bathroom size including en-suite and walk in robe, laundry with built-in bench room and storage, double garage with inner access plus an enclosed patio area overlooking the generous low maintenance rear garden.



Potential rental income of \$370-\$390 per week.

Consider the attached floorplan, this is unlike others on the market and as such needs to be at the top of your inspection list. If you're looking at something else.

For further information, contact me, Jason Griffiths direct on 0437 140 455.

Property ID	L727851
Property Type	Villa
Garages	2
Land Area	865.0 sqm

AGENT

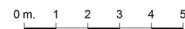
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Floor Plan
 Approx. Internal Floor Area: 191 sqm.

Raine & Horne

2/18 John Verge Ave,
 Rutherford



Measurements and direction of north are approximate and are to be used as a guide only.