

43 Richard Rd, Rutherford, NSW 2320

\$950,000 - \$990,000

House 4  2  4 



## Cost of Living Left Behind | The House That Tech Rebuilt

Positioned in Rutherford, 43 Richard Road is not your standard upgraded home - it's been re-engineered around one clear outcome: lower running costs, higher capability, and real-world functionality.

**Open for Inspection**

By Appointment.

This is a property where the cost of living has genuinely been changed. The current owner is a high energy user, running an EV, and despite this the system regularly offsets usage to the point of minimal electricity bills and, in some periods, energy credits\*1. Those outcomes alone change how affordable this home is to actually live in.

The home itself is solid, comfortable, and exceptionally well maintained. The kitchen and bathrooms remain original but are tidy, functional, and immediately usable, while also offering scope for future cosmetic updates if desired.

A key feature of the property is the extensive energy system, which includes:

- 24.57kW solar system
- 22.08kW battery storage system
- Federal government battery subsidy still available to add additional batteries.
- Dual Fronius 3-phase inverter setup providing full 3-phase through to the workshop
- Dedicated 22kW EV charging capability (subject to vehicle capability)
- Fully electric home configuration
- Smart automation and energy management systems

The property is particularly well suited to:

- Tradespeople or electricians
- Remote workers or IT professionals
- Buyers operating a home business (STCA where applicable) \*2
- Hair, beauty, studio, or consulting setups (STCA)\*2
- Buyers seeking dedicated workshop or storage capability

The large shed has been extensively fitted out and includes insulation, internal lining, epoxy flooring, air conditioning, networking infrastructure, water connection, sewer connection, and 3 phase capable power, offering flexibility for a range of permitted uses (STCA)\*2. Additional practical features include drive through

### Listed By

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