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Property Details



2/9A Walter Street, RUTHERFORD

Tranquil But Convenient Living

4  2  2 

**Property
Preview**

Air Conditioning

Remote Garage

Secure Parking


Outdoor Entertaining


Fully Fenced

Built In Robes

Looking for a great start for the family or to get into the investment market, then this Torrens title home is neat as a button and the perfect opportunity to do so!

This property is one that looks great without having to spend hours on end maintaining it. You can keep an eye on the kids from the open plan kitchen whether they are playing in the family room or out in the yard. With all of the mod cons to make life a breeze and in a location which is central to everything, this home is all about an easy lifestyle.

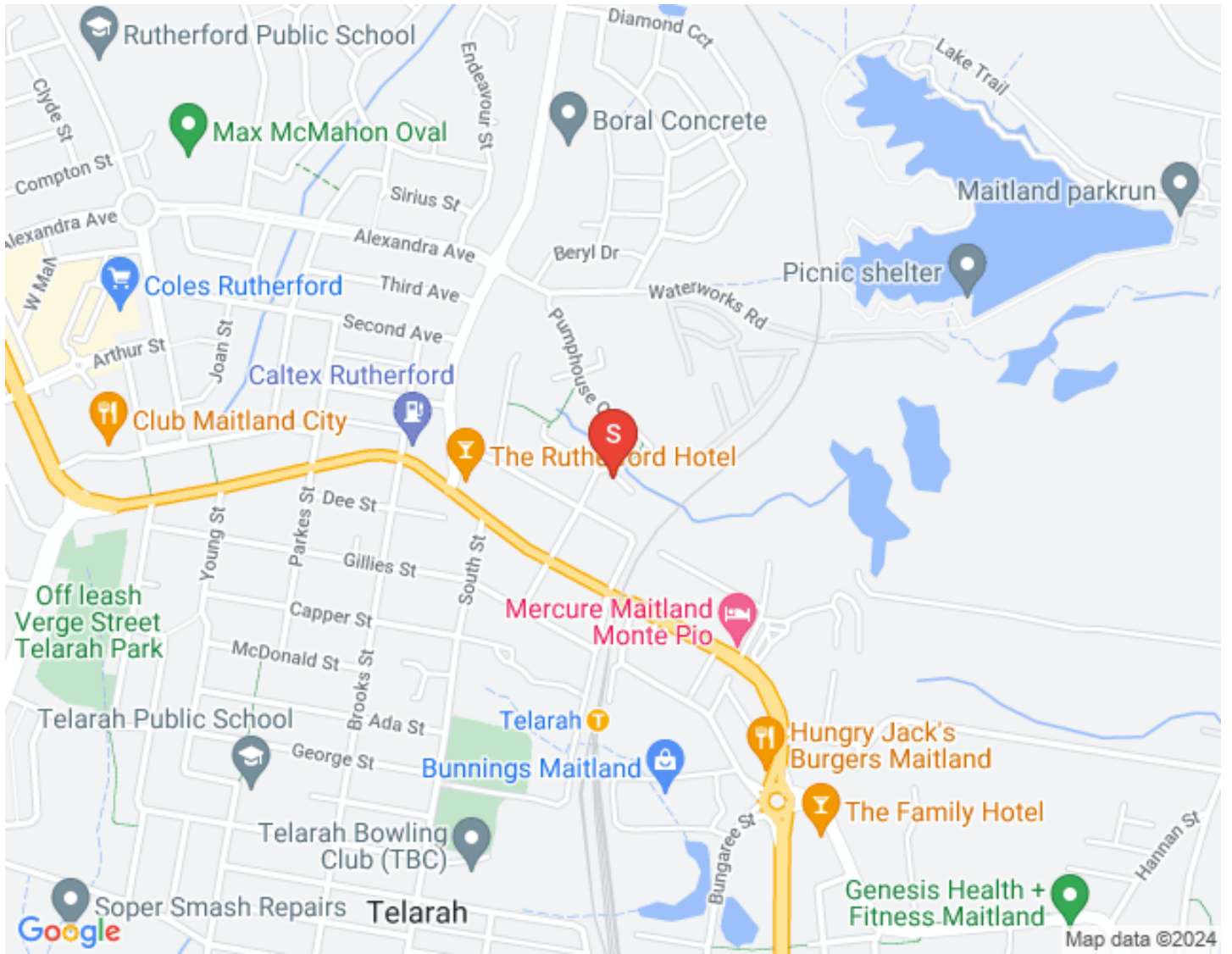
Whether you need to pop up to the Rutherford shopping centre, into the Levee or 10 minutes to Greenhills, you really are spoilt for choice. Only 5 minutes  walk to the train station or catch a bus not far from your front door, you can leave your car at home in the double garage!

Tucked away from the world this home is nestled across from a reserve where you can enjoy the tranquility of nature right at your front door. Homes like these aren't  lasting long so make sure you give Pat a call today to arrange an inspection of this great home!

This property is proudly marketed by Patrick Howard, call 0408 270 313 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons



Property Inclusions

FRONT

Double width concrete drive

Brick letterbox

Hedge

Porch

Porch light

Diamond grill security screen

Hard front door

Brick and tile

KITCHEN | DINE

Tile flooring

White kitchen cupboards

Charcoal laminex benches

Breakfast bar

Pantry

Double sink

Dishwasher

Sliding aluminium window

Roman blinds

Subway tile splashback

Dome light

Phone connection

Grey painted walls

Fridge cavity

Chef under electric ss oven

Electric stainless cooktop

Retractable range

LOUNGE

Charcoal carpet

Pale grey painted walls

Roman blinds

Dome light

Sliding aluminium window

Gas point

Tv point

Sliding glass door to courtyard

Diamond grill security door

Block out drapes

Wall mounted ac

MAIN

Charcoal carpet

Ceiling fan light

Pale grey painted walls

Tv point

Wall Mounted tv bracket

Roller blind

Sliding aluminium window

Diamond grill security screen

Walk in robe

ENSUITE

Stone look floor tiles

Grey painted walls

Marble look wall tiles

Porcelain wc

Cathedral glass window

White Venetian blinds

Free standing shower

Three way light

Single vanity

Double towel rail

Wall Mounted mirror glass wall shelf

BEDS 2-4

Charcoal carpet

Ceiling fan | light

Double door robe

Verticals blinds

Privacy blind

Diamond grill security screen

MAIN BATHROOM

Stone look floor tiles

Marble look wall tiles

Free standing shower

Clear glass shower screen

Single white vanity

Wall Mounted mirror

Double towel rail

Bath in hob

Cathedral glass sliding window

Diamond grill security screen

White venetians

Pale grey walls

Three way light

Separate wc

Linen press in hallway

MAIN BATHROOM

Stone look floor tiles

Marble look wall tiles

Free standing shower

Clear glass shower screen

Single white vanity

Wall Mounted mirror

Double towel rail

Bath in hob

Cathedral glass sliding window

Diamond grill security screen

White venetians

Pale grey walls

Three way light

Separate wc

Linen press in hallway

GARAGE | LAUNDRY

Internal access

Glass sliding door to yard

Diamond grill security screen door to yard

Dome light

Man hole

Grey painted walls

Double garage

Remote

Laundry corner

ALFRESCO

Fully fenced yard

Concrete floor outdoor area

Floor lights

Grassed yard

Drop down clothes line

EXTRAS

Flyscreens

Causeway across the drive

Outlook

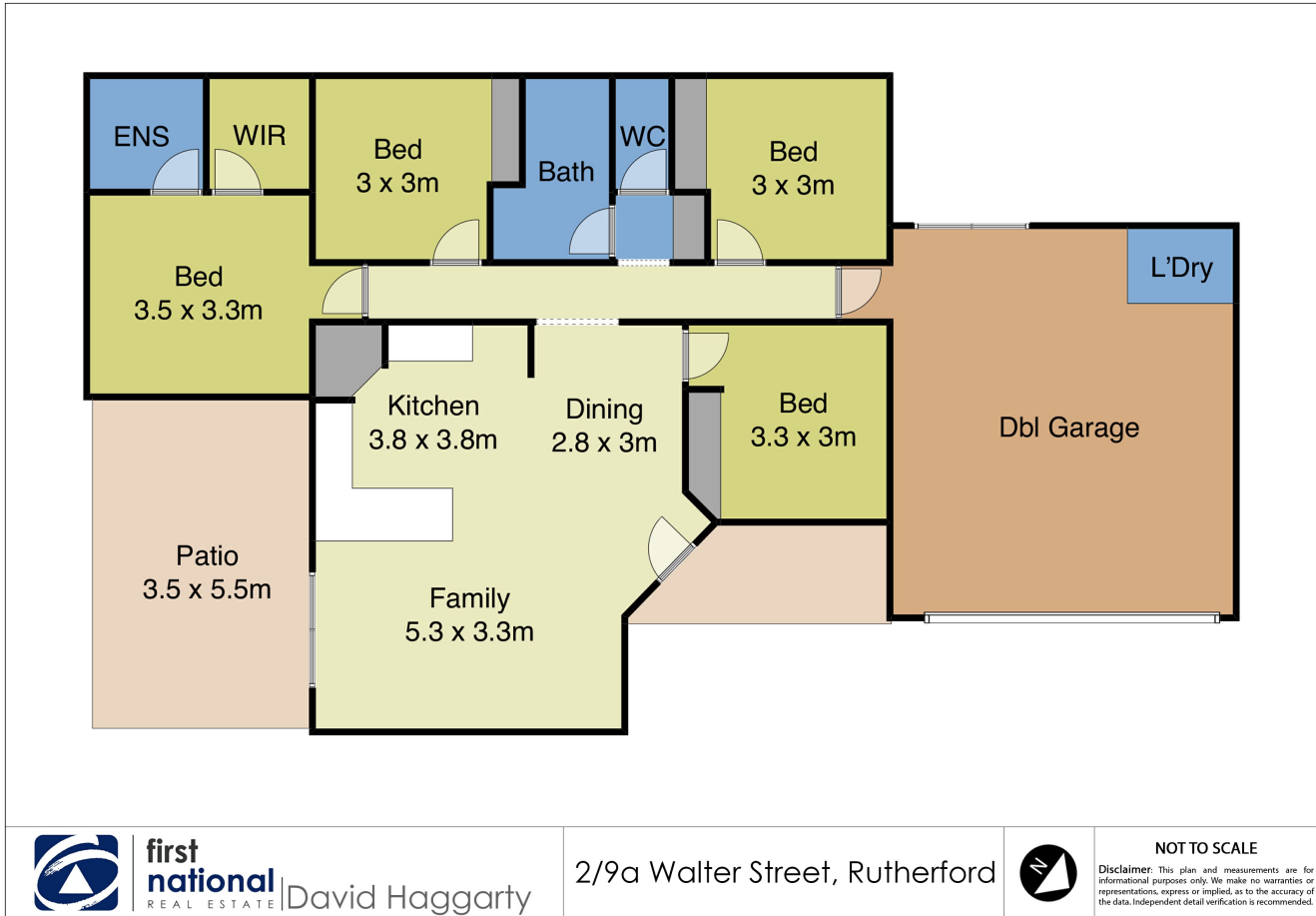
Double driveway

in case de sac

Gas hot water instantaneous

Torrens title

Floorplan



Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Media on Investing in Rutherford](#)

[Rental Estimate Letter](#)

Comparable Sales



4 SAPPHIRE DRIVE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$585,000
Sold ons: 06/08/2021



50 BRIGANTINE STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$588,000
Sold ons: 06/08/2021



31 PUMPHOUSE CRESCENT, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$575,000
Sold ons: 21/07/2021



84 GILLIES STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$575,000
Sold ons: 15/07/2021



44 FERNLEIGH AVENUE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$550,000
Sold ons: 13/07/2021



6 SAPPHIRE DRIVE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$590,000
Sold ons: 25/06/2021



46 MILEHAM CIRCUIT, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car

\$542,000

Sold ons: 17/06/2021



40 CARR STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 1 Car

\$520,000

Sold ons: 12/06/2021

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Around Rutherford

When we first started selling in Rutherford at the time that it was first developed, it was originally know as "The Country Estate". Today, while Rutherford is still surrounded by farm holdings the emphasis has shifted to suburban living and buyers are certainly demanding it.

We are finding the modern homes with plenty of room for a growing family are achieving stronger sale prices and these changes in building trends have had an obvious impact on values in Rutherford. Once where the majority of houses were 3 bedroom, one bathroom, we now see a majority of 4 and 5 bedroom homes with plenty of outdoor living. We remember when \$150,000 was a huge price for Rutherford and would get you one of the best houses in the suburb. Now you have to spend around the \$600,000 mark to secure the best properties.

Rutherford is becoming more and more popular and some of the reasons from buyers are:

- Easy access to the Maitland CBD
- Larger homes becoming available in the area
- Ease of access to the Hunter Valley and the mining areas
- Increase in upper end property prices
- Family friendly areas with plenty of park space

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Rutherford falls on the traditional lands of the Mindaribba people.

AROUND RUTHERFORD:

Schools

- Rutherford Primary School
- Rutherford Technology High School School
- St Paul's Catholic Primary School

Cafes & Restaurants

- Cuppa Joe Cafe
- Addil Indian & Kebab Restaurant
- The Bradford Hotel
- Bliss Coffee
- Breezes Cafe
- The Rutherford Hotel

Shopping

SHOPPING:

- McKeachie Shopping Complex
- Rutherford Shopping Complex• Rutherford Super Center

Rutherford Sales Report

About Us



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

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A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pats ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.

Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.