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Property Details



38 Regiment Road, RUTHERFORD

Get In The Market Now!

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**Property
Preview**

Balcony

Fully Fenced

Built In Robes

Dishwasher

Fresh and inviting, the easy-care floor plan features a separate living area that includes wall mounted air conditioning, a gas equipped kitchen and three bedrooms, serviced by a full-size bathroom along with an undercover entertaining area at the rear of the home.

Positioned on a 733 sqm block with a freestanding double garage, this home is more than comfortable with the perfect sized back yard for the family without compromising the whole weekend to yard work.

A superb property for first home buyers, investors or a young family, it is within easy proximity to Rutherford Shopping Centre as well as all the regions arterial roads, making it an ideal base for getting to the Expressway, Motorway or Highway.

Highlights of this property include:

- Neutral decor
- Split system AC to the living room and main bedroom
- Undercover entertaining area at the rear
- Full-size main bathroom with separate WC and corner bath
- Open plan kitchen /dining

- Kitchen features gas cooking and a dishwasher
 - Great sized flat, fully fenced yard with rear car access
 - Free standing single garage
 - Built in robes to all three bedrooms
 - Garden shed
 - 1km drive to Rutherford Shopping Centre
-
- 450m to the New England Highway and 13km to the Hunter Expressway entry

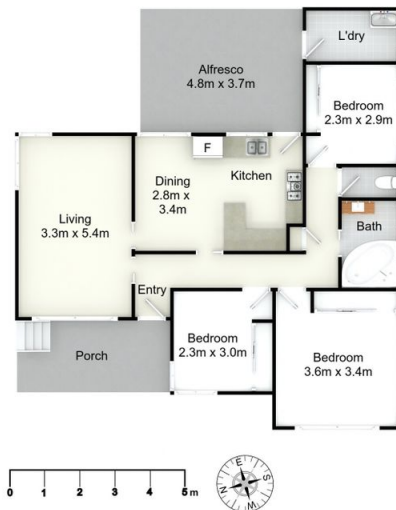
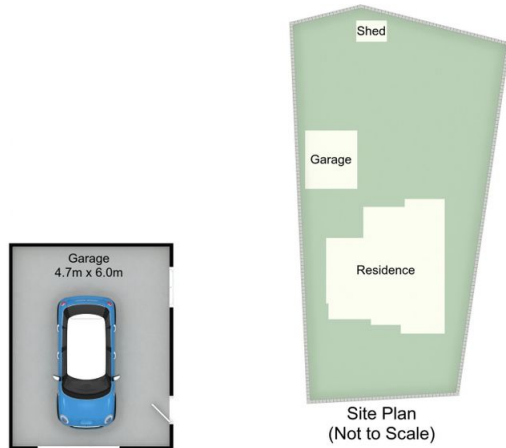
This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private inspection.

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 should rely on their own enquiries.



Floorplan



38 Regiment Rd, Rutherford

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



Inclusions

Front

Timber hard door with carved pattern

Security screen door

Front porch

Driveway to rear

Weatherboard and tile construction

Lounge room

Off white painted walls

Oyster light fitting

Smoke alarm

Vertical blinds

TV point

Double and 2 single power points

Wall mounted AC

Carpeted floor

Linen press in hallway

Kitchen I Dining

Whirlpool dishwasher

Off white painted walls

Bi fold door to the lounge room

Door to exterior

Sliding door to hallway

Timber look vinyl flooring

Cream Laminex kitchen cupboards

Laminex benches

Double sink

Two windows

Venetian blinds

Rinnai gas cooktop

Westinghouse oven

Range

Oyster light fitting

Two double and 4 single power points

Bedrooms

Off white painted walls

Oyster light fitting

2 single power points to main

Single power point to remaining bedrooms

Vertical blinds

Carpeted floors

Mirrored robe to each room

Bathroom

Vertical blinds

Double power point

Corner bath

Single vanity

Wall mounted mirror

Chrome tapware

Double towel rail

Heat | Light | Fan

Tile floor and walls

Frosted glass window

Separate WC

Laundry

Off white painted walls

Concrete floors

Bare bulb light fitting

Venetian blinds

Single and double power points

Washing machine taps

Free standing wash tub

Rear | Garage

Garden shed with concrete floor

Colourbond covered outdoor area

Timber decked

Rotary clothesline

Fully fenced – mixed materials

GARAGE

Shelving on walls

Panelled walls

Pedestrian door

Single main roller garage door

Bare light bulbs

Concrete flooring

Comparable Sales



7 FINNEY CLOSE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$395,000
Sold ons: 27/01/2021



100 REGIMENT ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$418,000
Sold ons: 17/03/2021



50 MELBEE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car
\$410,000
Sold ons: 07/05/2021



44 MELBEE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car
\$412,000
Sold ons: 24/12/2020



5 VINDIN STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car
\$395,000
Sold ons: 09/03/2021



4 LOGAN ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$394,000
Sold ons: 04/09/2020

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Relevant Documents

[Media on Investing in Rutherford](#)

[Make An Offer Form](#)

[Marketing Contract](#)

[Rental Appraisal Letter](#)

About Rutherford

The beating heart of West Maitland, Rutherford is positioned on the western side of the Maitland CBD and is home to a range of bustling cafes and boasts a dynamic shopping village. With the second highest population in the Local Government Area, the suburb offers a range of schooling options from the local public primary school to the newly refurbished Rutherford Technology High School as well as St Pauls Catholic Primary School.

Rutherford has always been popular with purchasers and some of the reasons from buyers are:

- Easy access to the Maitland CBD
- Larger homes and block sizes in the area
- Ease of access to the Hunter Valley and the mining areas
- 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.

[Rutherford Suburb Profile](#)

Schools

- Rutherford Primary School
- Rutherford Technology High School School
- St Paul's Catholic Primary School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic High School Lochinvar
- Hunter Valley Grammar School

Cafes and Restaurants

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

Shopping

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

About Us



MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

mick@fnrem.com.au

Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowledge and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.

[Call Mick](#)
[Email Mick](#)

Disclaimer

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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.