

Table of Contents

- | [What an Entertainer](#)
- | [Floorplan](#)
- | [Inclusions](#)
- | [Comparable Sales](#)
- | [Property Video](#)
- | [Relevant Documents](#)
- | [About Rutherford](#)
- | [About Us](#)
- | [Disclaimer](#)

What an Entertainer



31 Fairfax Street, RUTHERFORD

What an Entertainer

4 2 4 **\$725,000**

Air Conditioning

Split System Air Conditioni
ng

Ducted Cooling

Reverse Cycle Air Condition
ing

Rumpus Room

In Ground Pool

Inside Spa

Open Fire Place

Split System Heating

Ducted Heating

Remote Garage

Secure Parking

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Some homes will change the way you live and this one is of them.

Situated on an impressive 800sqm of established North East facing grounds and gently rolling lawns, this classic family home provides a lifestyle of remarkable privacy and tranquillity. From the moment you arrive at this light filled and welcoming house you will feel straight away at home having been maintained with impeccable attention to detail and offering everything a growing family would desire.

The front of the home doesn't give away what you will find as you move through the property to

the true heart of the home... The rear indoor/outdoor living space.

Seamless is the flow from in to out, this is the spot you will do most of your family living with an in-ground landscaped pool area overlooked by the floor to ceiling glassed living room.

Further features include:

- Four double bedrooms, the first two king sized
- Ensuite with a separate corner spa off the main bedroom
- Formal lounge and dining as well as living and rumpus rooms
- A four-car remote garage with storage, a third WC and internal access

-

New window tinting throughout the home

-

6.6Kw solar and inverter

- Custom built cabinetry throughout the home
- Quality brand name appliances everywhere you look
- A pool house as well as a garden shed

- The back yard overlooks rural paddocks at the rear and the Hunter ranges at the front

-

Watering system through the back gardens

You really need to see this one to fully appreciate how much this home could offer your family, so book an inspection today.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 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



31 Fairfax St, 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

Established gardens

Flat lawn areas

Retaining walls

Front porch

Double garage

Water feature pond

Double width stencilled driveway

Lounge room

Grey sisal carpet

Beige painted walls

Grey feature wall

Downlights

Pendant light

Shutters blinds

Aluminium bay window

Built-in cabinetry

Bi-fold doors

Built-in entertainment unit

Dining

Grey sisal carpet

Beige painted walls

Plantation shutters

Bay window

Feature wall

Bi-fold doors

Pendant light

Living room

Slate tile floor

Feature wall

Beige painted walls

Downlights

Ceiling fan

TV connection

Bi-fold doors

Saxon wood burning fire

Stairs to garage

Kitchen

Slate floor

Timber cabinetry

Fridge cavity

New wall mounted oven

Mile microwave in neish

New LG dishwasher

Bench mounted electric stove

Stone mosaic splashback

Stainless steel range

Double sink

Laminex benches

Downlights

Skylight

Rumpus

Painted concrete floor

Tinted windows

Action Air AC

Downlights

Ceiling fan | lights x 2

Sliding glass door

Pivot glass door

Diamond grill security screen doors x 2

Roller blinds

Dog door

TV point

Main Bedroom

Charcoal pile carpet

4 door robe

Ceiling fan | light

Privacy and block out blinds

Block out curtains

Grey painted walls

Ensuite

Bathroom vinyl floor

Timber double vanity

WC

Roller blind

Frosted glass window

Corner spa bath

Timber feature clad wall

Separate shower

Extraction fan

Wall mounted mirror

Main Bathroom

Three-way design

Linen press

single vanity

Bathroom

Vimal flooring

Separate WC

Bath

Separate shower

Frosted glass windows

Roller blinds

Extraction fan

Bedrooms 2 -3

Charcoal plush carpet

Ceiling fan light

TV point

Block out roller blind

Feature wall

Four-door robe

Cavity door

Fourth Bedroom

Charcoal plush carpet

Beige painted walls

TV point and bracket

Bi-fold door

Privacy and block out roller blinds

Downlights

Grey feature wall

Laundry

Grey square floor tiles

Built in cabinetry

Tub

Dryer neish in cupboard

Extracting fan

Bi-fold door

Garage

Double length

Fluro lighting

Under house storage

Additional WC

Workshop space

Rear

Side pedestrian access

Drop down clothesline

Paved pool area and alfresco

Glass pool fencing

Established gardens

Hedging

Garden shed

Pool shed

Retaining walls

Water feature in pool

Inground salt water pool

Colourbond fencing

New cabana with lighting

Extras

Window tinting

Daikon ducted AC

Flyscreens

6.6kw solar system

Inverter

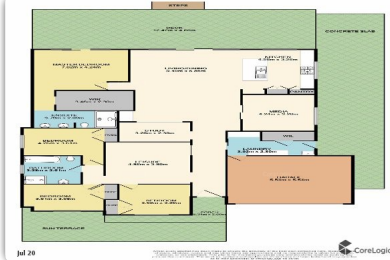
Watering system in rear yard

Comparable Sales



11 TOURNAMENT STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 5 Car
\$730,000
Sold ons: 30/10/2020



8 WATERSIDE CLOSE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 25/09/2020



19 NARDOO AVENUE, ABERGLASSLYN NSW 2320

4 Bed | 2 Bath | 2 Car
\$720,000
Sold ons: 23/02/2021

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Property Video

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 Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 25 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 / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

[Like FNDH on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)

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.