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## Move On In!



**1/8 Neptune Close, RUTHERFORD**

Move On In

3  2  2 

**Property  
Preview**

Air Conditioning

Remote Garage

Courtyard

Fully Fenced

Built In Robes

Dishwasher

Rarely do you find a free standing villa of these proportions in this pocket of Rutherford. Located close to all amenities including schools, shops and a 5 minute drive to Telarah train station.

Often with townhouses you find yourself cramped for room and hard to spread out, but not with this one. This property not only has a double remote garage with internal access but it also has a private grassed yard with pedestrian access through a gate from the front driveway.

Three great sized bedrooms with built-ins and a walk in robe and ensuite to the main. The separate WC is also very convenient for families. Key features of the villa include:

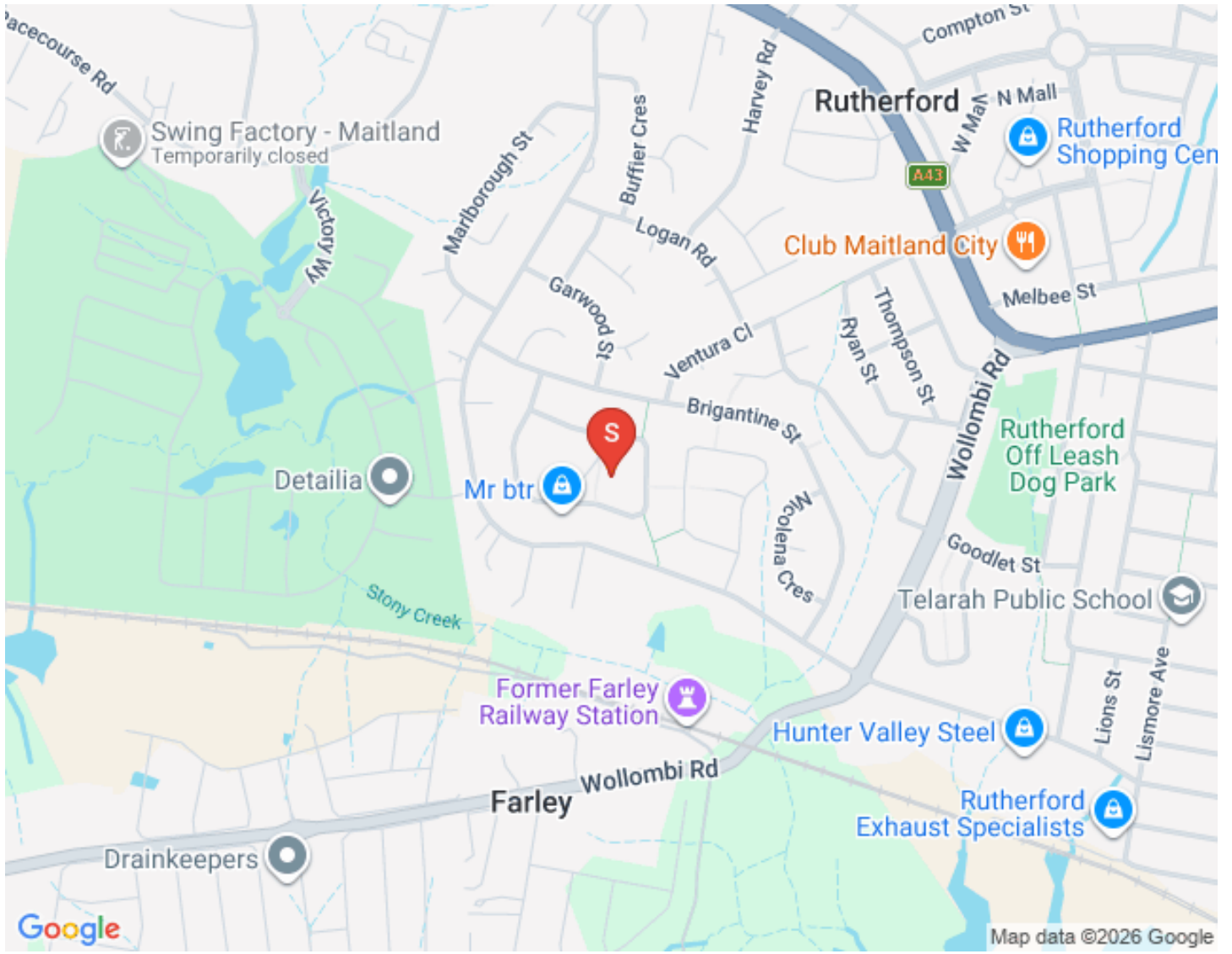
- Separate brick and tile construction in a small complex of just three villas
- Main bedroom offering ensuite and walk in robe
- Internal laundry with external access directly into the yard
- Separate WC from the main bathroom
- Well appointed full sized kitchen with breakfast bar and stainless steel appliances
- Excellent location close to all the amenities and access to the New England Highway yet in a

quiet cu-de-sac away from the hustle and bustle

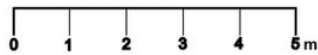
This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 or 4933 5544 for further information or to book your onsite one on one inspection.

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 should rely on their own enquiries.



# Floorplan



### 1/8 Neptune Cl, 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.



# Property Video

## Property Inclusions

### Front | Yard

Shared drive way

Double remote garage door

Private lawn area

Fully fenced yard

Pedestrian access to yard

Front porch

Wall mounted clothes line

Concrete outdoor area

# Lounge

Off white painted walls

Beige floor tiles

Inverter AC

Double sliding aluminium window

Ceiling mounted light fittings

Gas bayonet

Vertical blinds

2 double power points

TV point

Timber hard door

Security screen diamond grill door

Sliding cavity door to garage

# Kitchen | Meals

Off white floor tiles

Off white walls

Grey tiled splash back

Glass sliding door to front yard

Diamond grill sliding security door

Beige Laminex cabinetry

Stone-look Laminex benches

Under bench stainless steel oven

Bench mounted gas stainless steel 4 burner cooktop

Stainless steel retractable rangehood

Pantry

Fridge Cavity

Microwave cavity

Stainless steel dishwasher

Double sink

Sliding aluminium window

Vertical blinds

Ceiling mounted light fittings

# Rumpus | Family Room

Tile flooring

Grey painted walls

Timber skirts and architraves

Aluminium sliding window

Mitsubishi hyper inverter AC

Timber wall shelf

Downlights

Roller blinds

2 glass sliding doors - 1 pet door

Diamond grill security screen door

Ceiling fan

TV point

Smoke alarm

# Main Bedroom

Beige berber carpet

Aluminium sliding windows

Vertical blinds

2 double power points

TV point

Ceiling mounted light fittings

Walk in robe

Ensuite

# Ensuite

Beige wall tiles

Grey floor tiles

Fan exhaust

Double power point

Clear glass framed shower

White gloss vanity

Wall mounted mirror

Towel hooks

WC

## **Beds 2 - 3**

Off white painted walls

Beige berber carpet

Aluminium sliding windows

Vertical blinds

Celling mounted light fittings

2 double power points per room

# Main Bathroom

Grey floor tiles

Beige wall tiles with mosaic feature tile

Frameless wall mounted mirror

Towel rails

Gloss white single vanity

Bath in hob

Aluminium frosted glass sliding window

Separate shower

Vertical blinds

Extractor fan

Double power point

Separate WC

# Laundry

Off white painted walls

Grey floor tiles

Bare light bulb

Double power point

Stainless steel wash tub

Washing machine taps

# Garage | Extras

## GARAGE

Double remote door

Light fittings

Man hole

Concrete floor

## EXTRAS

Flyscreens

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Estimate Letter](#)

[Media on Investing in Rutherford](#)

## Comparable Sales

### 5 SQUADRON CRESCENT, RUTHERFORD NSW 2320

3 Bed | 2 Bath | 1 Car  
\$405,000  
Sold ons: 02/10/2020

### 25B HAWKINS STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car  
\$440,000  
Sold ons: 10/11/2020

### 4/17-19 PUMPHOUSE CRESCENT, RUTHERFORD NSW 2320

3 Bed | 2 Bath | 2 Car  
\$412,500  
Sold ons: 02/11/2020

### 5/44 BONAR STREET, MAITLAND NSW 2320

3 Bed | 2 Bath | 3 Car  
\$435,000  
Sold ons: 31/07/2020

### 2/44 BONAR STREET, MAITLAND NSW 2320

3 Bed | 2 Bath | 2 Car  
\$435,000  
Sold ons: 19/01/2021

### 2/8 NEPTUNE CLOSE, RUTHERFORD NSW 2320

2 Bed | 2 Bath | 2 Car  
\$380,000  
Sold ons: 24/12/2020

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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

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## 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.