

Table of Contents

- | [Move On In!](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Property Inclusions](#)
- | [Relevant Documents](#)
- | [Comparable Sales](#)
- | [Around Rutherford](#)
- | [About Us](#)
- | [Disclaimer](#)

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

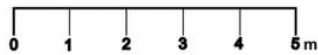
This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 or 4933 5544 for further information or to book your onsite one on one inspection.

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

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.

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

pat@fnrem.com.au

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 Pat's 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.



KAITLIN CROWE

CLASS 2 LICENCED REAL ESTATE AGENT /
ASSISTANT & ANNUAL LEAVE RELIEF PROPERTY
MANAGER

kaitlin@fnrem.com.au

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National Maitland's Property Management Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FN Maitland organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand. Working within the Property Management Department and having also incorporated Sales Experience into her career, this makes her well rounded in Real Estate abroad.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to our Property Managers Jazmine and Lillianne. Her enthusiastic approach, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

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.