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## Property Details



### 5 Beryl Drive, RUTHERFORD

Invest or Nest

4  3  2  **\$775,000**

1 Ensuite

Ducted Cooling

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

This beautiful 4-bedroom, brand new construction is awaiting its first family. Whether you're looking for a smart investment or a cozy family home, this property has it all.

As you step inside, you'll be impressed by the modern design and thoughtful layout. The open-concept living area is perfect for hosting gatherings or relaxing with your loved ones. The kitchen is a chef's dream, featuring high-end appliances, stylish finishes, and plenty of storage space.

The four bedrooms are spacious and bright, offering ample room for your family to grow. The master bedroom boasts a private ensuite bathroom, providing a peaceful retreat at the end of the day. The remaining bedrooms share a well-appointed full bathroom, ensuring convenience for the whole family.

Outside, you'll find a single garage and an additional carport, providing plenty of space for your vehicles and storage needs. The large, fully fenced yard offers privacy and security, perfect for children and pets to play safely.

This home is ideally positioned close to all amenities, including schools, parks, shopping centers, and restaurants. Commuting is a breeze, with easy access to major highways and

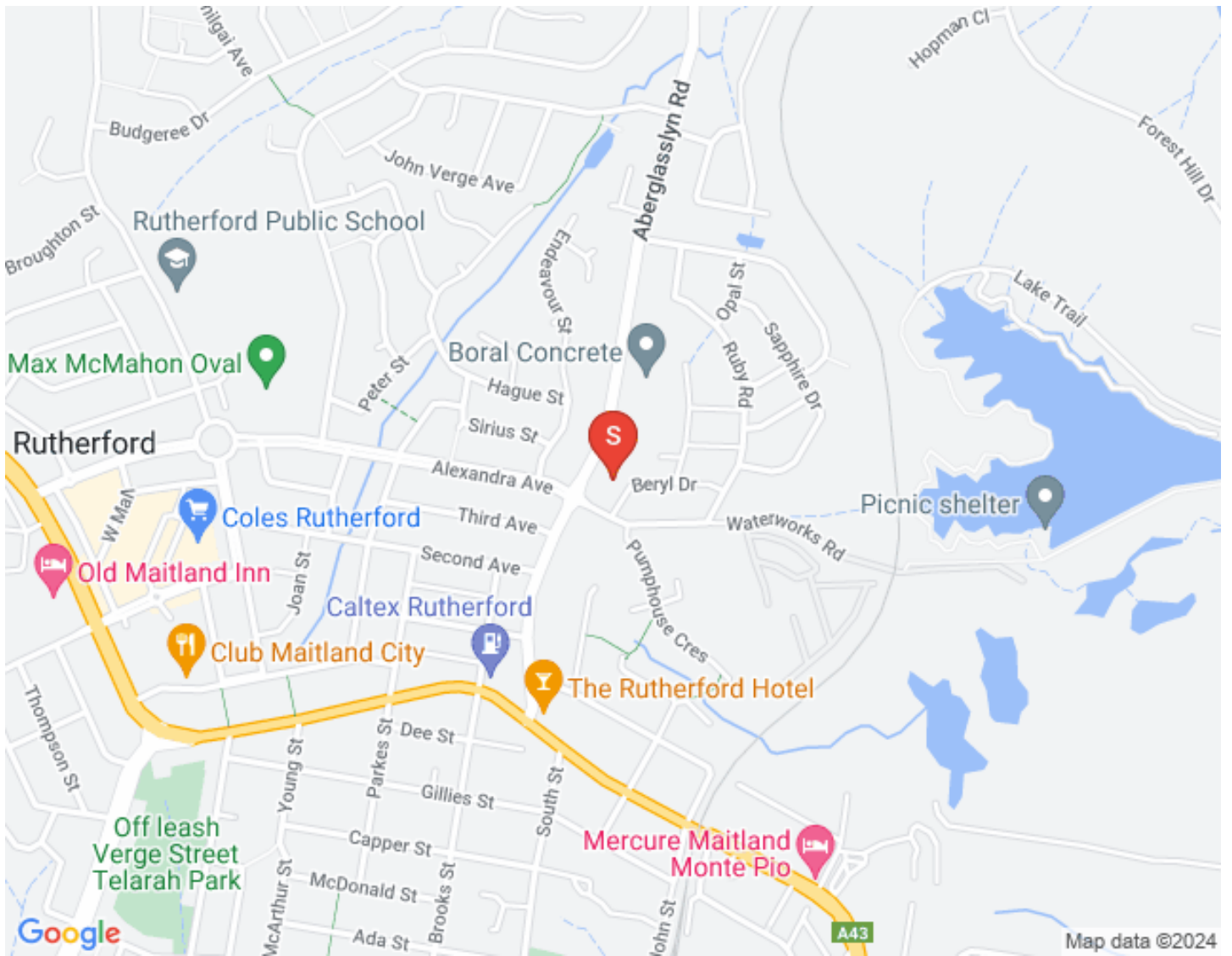
public transportation. For outdoor enthusiasts, Rutherford offers an abundance of parks and green spaces, perfect for enjoying the outdoors.

Don't miss this opportunity to own a beautiful, brand-new home in Rutherford. Schedule a viewing today and start envisioning your life in this wonderful property!

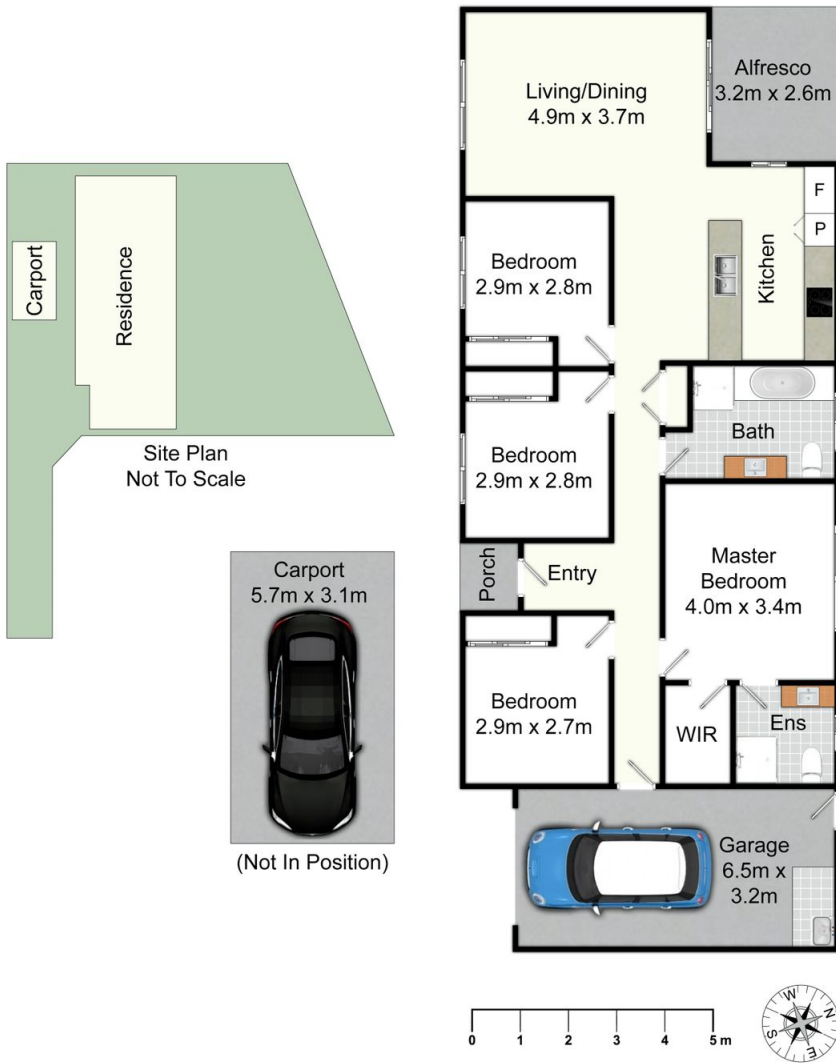
This property is proudly marketed by Mick Haggarty. Contact Mick on 0408 021 921 for further information or to book your onsite inspection.

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.

First National Real Estate Maitland - We Put You First.



# Floorplan



5 Beryl Dr, 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.



## Comparable Sales



### 132 AVERY STREET, RUTHERFORD, NSW 2320

4 Bed | 2 Bath | 2 Car  
\$750,000



### 3 BINGARA STREET, RUTHERFORD, NSW 2320

4 Bed | 2 Bath | 2 Car  
\$730,000



### 16 TEAL STREET, ABERGLASSLYN, NSW 2320

4 Bed | 2 Bath | 2 Car  
\$750,000

## Relevant Documents

[Marketing Contract](#)

[Rental Estimate Letter](#)

[Rental Comparative Market Analysis](#)

[Property Inclusions](#)

[Media on Investing in Rutherford](#)

## 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

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0408 021 921

[mick@fnrem.com.au](mailto: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 knowlegde 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

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.