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Table of Contents

- Property Details
- Property Floorplan
- Comparable Sales
- Relevant Documents
- Inclusions
- About Rutherford
- About Us
- Disclaimer

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Property Details



49 Benjamin Circle, Rutherford

UNDER CONTRACT

3 1 2 **$720,000**

Ducted Cooling | Ducted Heating | Secure Parking
Outdoor Entertaining | Fully Fenced | Built In Robes
Dishwasher

This 3-bedroom, 1-bathroom home in Rutherford is an ideal choice for first-time buyers or investors looking for a solid property in a convenient location. Set on a fully fenced block, the home offers privacy and security, with a spacious backyard perfect for kids, pets, or outdoor activities.

The home features three generously-sized bedrooms, each with built-in robes, providing ample storage space. The rooms are light and airy, creating a comfortable atmosphere for rest and relaxation.

The main bathroom is centrally located and includes a shower, bathtub, and separate toilet for added convenience. With a clean, neutral palette, it provides a relaxing space for the whole family

The large living area offers plenty of room for the family to unwind or entertain. The space flows seamlessly into the dining area, creating a bright, open-plan layout that makes the home feel even more spacious. Off the dining area is the kitchen, making it easy to serve meals or interact

with family and friends while cooking. This layout provides flexibility for everyday living, ensuring plenty of space for all your needs.

At the rear of the home, a covered patio area provides the perfect space for outdoor entertaining. Whether you re hosting BBQs, enjoying meals with family, or relaxing outdoors, this area adds extra living space to the home. The fully fenced backyard offers plenty of room for children to play or for gardening, providing a safe and enjoyable outdoor environment.

For year-round comfort, the home comes with ducted air conditioning throughout. Whether it s the heat of summer or the chill of winter, you ll enjoy a consistent and comfortable temperature in every room, making this home ideal for all seasons.

This property is ideally located close to local schools, shopping centres, and public transport, making it easy to access everything you need. Major road links are nearby, offering quick access to Rutherford and surrounding areas. As the suburb continues to grow, this home offers excellent potential for long-term value.

This property is proudly marketed by Mick Haggarty. Contact 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.

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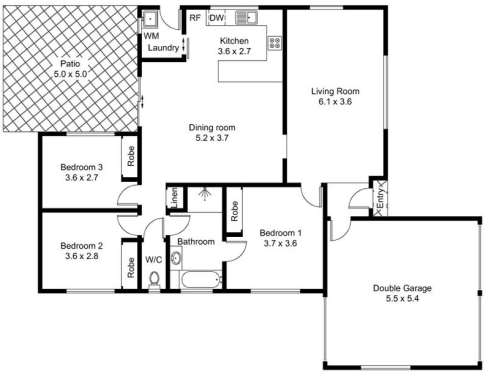
Property Floorplan





(SITE PLAN NOT TO SCALE)

N

Approximate Gross Internal Area = 138.7 sq m
(Including Double Garage)

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Comparable Sales



19 RICHARD ROAD, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath | 3 Car — Land size: 732
$740,000
Sold ons: 14/10/2024
Days on Market: 71



10 LAUREN CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car — Land size: 852
$730,000
Sold ons: 24/05/2024
Days on Market: 33



9 ROBERT CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car — Land size: 1153
$710,000
Sold ons: 21/05/2024
Days on Market: 86



46 ADAM AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 1 Bath | 2 Car — Land size: 680
$720,000
Sold ons: 07/08/2024
Days on Market: 17



30 FAIRFAX STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 1 Car — Land size: 862.5
$685,000
Sold ons: 09/07/2024
Days on Market: 27

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Relevant Documents

Marketing Contract

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Inclusions

Living Areas

LIVING ROOM

Dark grey sisal carpet

Ducted A/C

Double power points

Television point

Pendant lights

DINING ROOM

Tiled floor

Ducted a/c

Pendant lights

Access to outdoor patio

Kitchen

KITCHEN

Dishwasher

White cabinetry

Double stainless-steel sink

4 Burner cooktop

Oven

Double power points

Bedrooms

BEDROOM ONE - THREE

Built in robe

Dark grey sisal carpet

Ducted A/C

Ceiling fan with light

Vertical blinds

Wet Areas

BATHROOM

Separate toilet

Bath tub

Single vanity

Wall mounted mirror

Frosted glass window

Shower

Exhaust fan

Lights

LAUNDRY

Single basin sink

Tiled floor

Double power points

Pendant light

Vertical sliding window

Extras

PATIO

Colourbond roof

Concreted area

EXTRAS

Garden shed

Double garage

Fully fenced yard

Wall mounted clothesline

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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 purchasors 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, DIRECTOR I CLASS 1 LICENCED REAL ESTATE AGENT

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With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

Email or Call Mick

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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.