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Story Book Time



**1/107 Regiment Road,
RUTHERFORD**

Story Book Time

2 2 1 **\$375,000**

Air Conditioning

Balcony

Floor boards

Fully Fenced

Built In Robes

Immaculately presented and perfectly positioned under 2km from the Rutherford Shopping Precinct, we have the perfect first home or investment for you just a hop, skip and a jump from the New England Highway. You will love the proximity of the home to both the shops and access to the Valley. Everything is within striking distance and there's a real community feel to the area being just off the entrance to Heritage Parc and the facilities it offers.

Features of the villa include:

- Storybook facade with dormer windows, a bull nose veranda, loft bedroom and cathedral ceilings
- White plantation shutters
- An ensuite, air conditioning and built-in robes to the loft bedroom

-

Fully fenced private yard with two veggie patches

- Single garage

- Small complex of just three villas
- Original timber floors, dado board and brick internal feature walls

All the little touches included in this villa combine to make you feel as though you're embraced in a warm hug. This is not a clinical modern home but a rich layered property that calls to be made a home.

This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 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



1/107 Regiment Rd, 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

Story book facade

Brick construction

Iron roof

Front veranda

Single garage

Bull nose verandah

Diamond grill security screen door

Living | Meals

- Timber floors
- White plantation shutters
- Wicker pendant lights
- Datto board feature on walls
- White painted walls
- Glass brick window

Kitchen

Timber floors

Aluminium sliding window

Lace curtain

Wicker pendant light

Fridge cavity

Cream cabinets

"Simpson" under bench stainless steel oven

4 burner gas stainless steel stovetop

"Simpson" stainless steel range

Extraction fan

Double sink

Downlights

Door to rear yard

Diamond grill security screen door

Downstairs Bedroom

- Timber floors
- 4 door built-in robe
- Ceiling fan| light
- Sliding aluminium window
- White plantation shutters
- Brick walls

Upstairs Bedroom

Two dormer windows

Loft room

Glass brick window

Timber Venetian blinds

Timber floors

Cathedral ceilings with exposed beams

Ceiling fan x 2

Split system AC

4 door robe

Wall lights

Datto boards

Timber walls

Ensuite

Timber floors

Privacy screen

Porcelain WC

Floating single vanity

Spot lights

Downlights

Face mirror

Glass shelf

Wall mounted full length mirror

Clear glass shower screen

Extractor fan

Downstairs Bathroom

Terracotta-look floor tiles

Shower over bath

Clear glass shower screen

Dome light

WC

Single vanity

Sliding aluminium window

White plantation shutters

Rear

Personal yard

Landing with stairs and cover

Veggie garden

Colourbond fences and high picket fence

Pedestrian access to garage

Gate to driveway

Flyscreens throughout

Comparable Sales



29 ST FAGANS PARADE, RUTHERFORD NSW 2320

2 Bed | 1 Bath | 2 Car
\$388,000
Sold ons: 28/01/2021



85 BLIGH STREET, TELARAH NSW 2320

2 Bed | 1 Bath | 1 Car
\$365,000
Sold ons: 01/09/2020



55 BROOKS STREET, TELARAH NSW 2320

2 Bed | 1 Bath | 1 Car
\$370,000
Sold ons: 24/08/2020



72 BROOKS STREET, TELARAH NSW 2320

2 Bed | 1 Bath | 1 Car
\$370,000
Sold ons: 15/09/2020



39 RAYMOND STREET, TELARAH NSW 2320

1 Bed | 1 Bath | 1 Car
\$350,000
Sold ons: 22/01/2021



38 SOUTH STREET, TELARAH NSW 2320

2 Bed | 1 Bath | 0 Car
\$335,000
Sold ons: 31/07/2020

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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.