

Table of Contents

- | [Property Details](#)
- | [Property Floorplan](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [Inclusions](#)
- | [About Rutherford](#)
- | [About Us](#)
- | [Disclaimer](#)

Property Details



20 Beryl Drive, Rutherford

Exquisite Brand-New 4-Bedroom Home
in Rutherford

4  3  2  **\$835,000**

1 Ensuite

Ducted Cooling

Ducted Heating

Remote Garage

Outdoor Entertaining

Built In Robes

Dishwasher

Step into modern elegance with this brand-new 4-bedroom home in Rutherford, designed to offer spacious living and contemporary comfort. This beautifully appointed residence combines thoughtful design with high-quality finishes to create a truly inviting space.

Upon entering, you'll be impressed by the generous open-plan living area, which seamlessly blends with the stylish kitchen and dining spaces. The kitchen features sleek cabinetry, a walk in pantry, stainless steel appliances, and a spacious island, making it perfect for both everyday meals and entertaining guests.

The master bedroom is a luxurious retreat, boasting a large walk-in robe and a private ensuite bathroom. The walk-in robe provides ample space for your wardrobe collection and adds an extra touch of sophistication. The ensuite features modern fixtures and premium finishes.

The three additional bedrooms are all well-sized and feature built-in robes, ensuring ample storage and comfort for the whole family. They share a large, beautifully designed bathroom that is sure to impress. This bathroom includes a double vanity, a relaxing bath, and a spacious doorless shower, offering both style and functionality for the whole family.

Enjoy the ease of indoor-outdoor living with a charming alfresco area that opens up to a well-maintained backyard, perfect for relaxing or hosting gatherings.

Additional highlights of this spacious home include ducted air conditioning for year-round comfort, a double garage, and modern fixtures throughout.

Located in the sought-after community of Rutherford, you will benefit from proximity to local amenities, schools, and parks, all while enjoying the tranquillity of a brand-new, meticulously designed home.

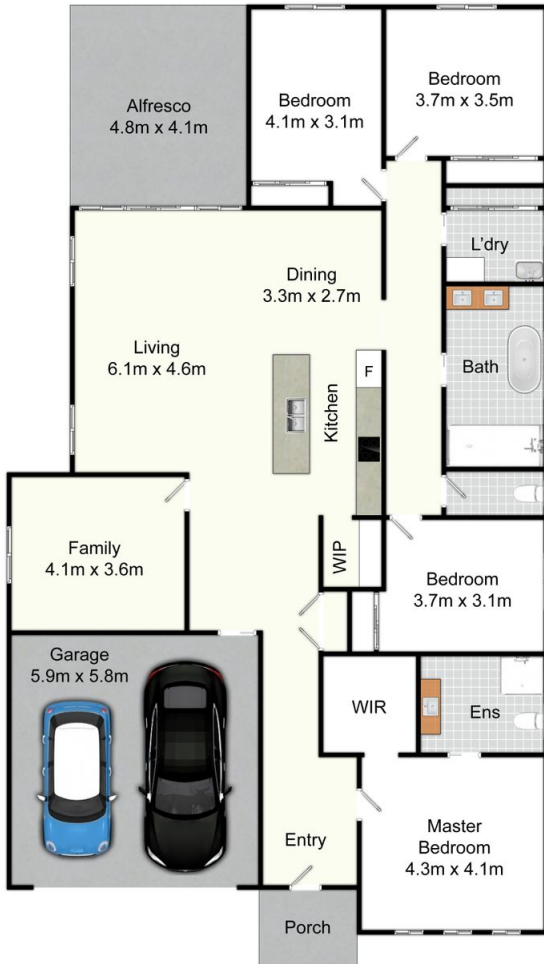
Experience contemporary living at its finest. Contact us today to arrange your private viewing and make this exceptional property your new home.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private 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.

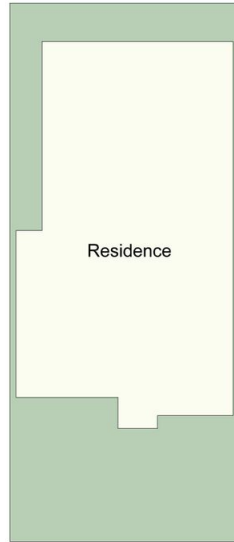
First National Real Estate - We Put You First

Property Floorplan



20 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.



Site Plan
Not To Scale



Comparable Sales



15 DANIEL AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 3 Car

Land size: 706.9

\$797,500

Sold ons: 19/07/2024

Days on Market: 19



35 DIAMOND CIRCUIT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car

Land size: 721

\$810,000

Sold ons: 19/08/2024

Days on Market: 30



15 HONEYOAK DRIVE, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

\$861,880



23 PAPERBARK PARADE, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

\$825,000



26 BIRCH GROVE, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

\$850,000

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

Inclusions

Living Areas

LIVING | DINING

Ducted A/C

Ceiling fan

Two vertical sliding windows

Glass sliding doors to alfresco

Six downlights

Grey roller blind

Three double power points

Television point

FAMILY ROOM

Dark grey sisal carpet

Ducted A/C

Vertical sliding window

Ceiling fan

Grey roller blind

Four downlights

Television point

Two double power points

Kitchen

KITCHEN

Ducted A/C vent

Walk in pantry

Westinghouse stainless steel dishwasher

Milano four burner electric stove

Hafele oven

Double stainless-steel sink

Range hood

Two hanging pendant lights

Two downlights

Dark grey cabinets

White cabinets

Two double power points

Grey tile splash back

Bedrooms

MASTER BEDROOM

Walk in robe

Ducted A/C vent

Ceiling fan

Three vertical windows

Dark grey sisal carpet

Four double power points

Grey roller blinds

Light grey coloured walls

Television point

Three down lights

BEDROOMS TWO

Ducted A/C vent

Built in wardrobe

Vertical sliding window

Ceiling fan with light

Dark grey sisal carpet

Two double power points

Grey roller blind

Light grey coloured walls

BEDROOMS THREE

Ducted A/C vent

Built in wardrobe

Vertical sliding window

Ceiling fan with light

Dark grey sisal carpet

Two double power points

Grey roller blind

Light grey coloured walls

BEDROOMS FOUR

Ducted A/C vent

Built in wardrobe

Vertical sliding window

Ceiling fan with light

Dark grey sisal carpet

Two double power points

Grey roller blind

Light grey coloured walls

Wet areas

ENSUITE

Free standing shower

Single vanity

W/C toilet

Wall mounted mirror

Vertical frosted sliding window

Grey tiles

Exhaust fan

Double towel rail

MAIN BATHROOM

Double vanity

Double size shower

Bath

Wall mounted mirror

Horizontal frosted sliding window

Double power point

Two towel rails

Exhaust fan

Grey tiles

TOILET

W/C toilet

Grey tiles

Vertical sliding frosted window

Down light

LAUNDRY

Built in storage

Single stainless-steel basin

Down light

Grey tiles

White tiled splash back

Light grey walls

Double power point

Exterior

FRONT

Double remote garage door

Porch

Downlight

REAR

Alfresco area

Colourbond fencing

Wall mounted clothesline

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

0408 021 921

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 appraoch 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.



SHARZLY HILL

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

sharzly@fnrem.com.au

Sharzly is a motivated and enthusiastic individual who recently embarked on a journey in the real estate industry as a front of house receptionist, quickly excelling and working her way up the ladder to an Assistant Real Estate Agent & Property Sales Consultant within our sales division.

Her genuine passion for her local community and strong ties to the town make her an excellent fit within our team and with a commitment to learning and growth, Sharzly's ongoing traineeship demonstrates her dedication to becoming a skilled real estate professional.

Sharzly's deep connections to the town are evident through her educational history, having attended St Peter's Junior and St Mary's Senior Schools at All Saints Colleges throughout her academic years. This history has granted her a profound understanding of the community's unique culture and its dynamics, allowing her to establish rapport with clients on a personal level. Her knowledge of the town's landmarks, neighbourhoods, and local attractions contributes to her ability to engage in meaningful conversations with visitors and clients.

Outside of her work, Sharzly's interests reflect her vibrant personality and her love for dogs, cooking and going to the beach, are where Sharzly heads to when not being one of the big smiling faces here, when you enter First National Maitland! We cannot wait to see Sharzly grow and love that she is a part of our FN Maitland family!

[Email or Call 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.