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## Move On In!



### 34. Endeavour Street, RUTHERFORD

Get in Now!

4  1  1 

**Property  
Preview**

Air Conditioning

Split System Air Conditioni  
ng

Rumpus Room

Open Fire Place

Balcony

Courtyard

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Fresh and inviting, the easy-care floor plan features an open plan living area that includes a combustion wood fire and wall mounted air conditioning, an electric equipped kitchen and four bedrooms, served by a full-size spa bathroom along with a second living room come family room at the rear of the home.

Positioned on a 585 sqm block with an attached single garage, this home is more than comfortable with options for living spaces and the perfect sized back yard for the family without compromising the whole weekend to yard work.

A superb property for first home buyers or a young family, it is within easy proximity to Rutherford or McKeachie Shopping Centres as well as all the regions arterial roads, making it an ideal base for getting to the city, freeway or Hunter Valley.

Highlights of this property include:

- Neutral decor
  - Split system AC to both living rooms
  - Combustion wood burning fire
  - Fully paved undercover entertaining area
  - Full-size main bathroom with spa bath and separate WC
  - Great sized flat, fully fenced yard
- 
- Attached single garage
  - 1.4km drive to Rutherford Shopping Centre
  - 1km to the New England Highway and 12km to the Hunter Expressway exit

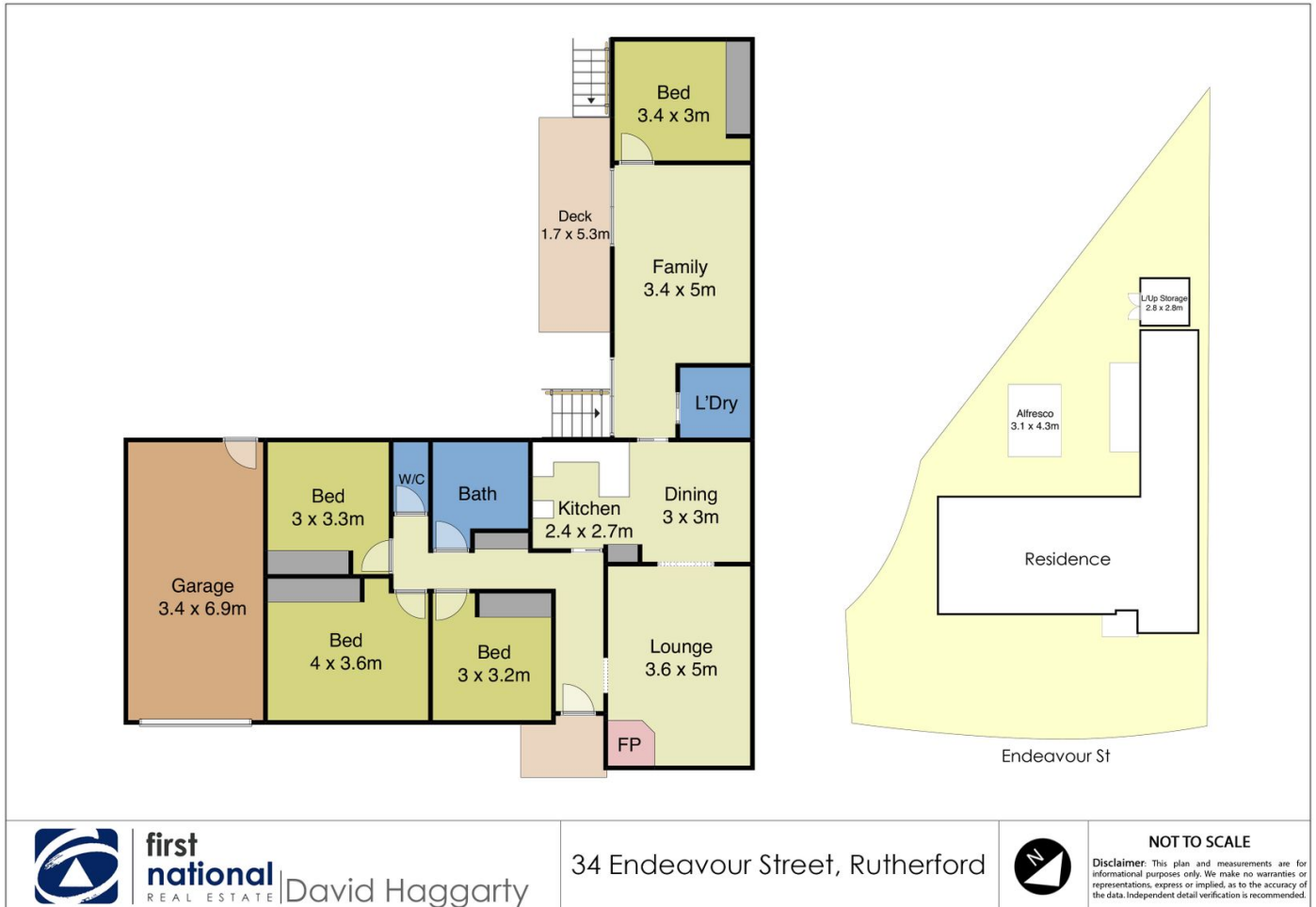
This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 for further information or to book your onsite one on one inspection.

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



## Property Inclusions

### Front

Single garage

Jacaranda tree

Weatherboard and tile

Corner block

Sensor lighting

Front porch

Concrete drive

Porch light

Diamond grill screen door

# Lounge

Tile flooring

“Saxon” combustion fire

Timber skirting boards and architraves

Aluminium sliding windows

Roller blinds

Downlights

Ceiling fan

Daikon inverter AC

# Kitchen | Dine

Tile flooring

Downlights

Smoke alarm

Sliding aluminium window

Roller blind

Cream cabinetry

Granite-look Laminex benches

Single sink

Pantry

Free standing electric stove

Range hood

Privacy curtains

Extractor fan

Sliding door



# 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

# Bedrooms

Grey carpet

Wall shelves

Double mirrored door robe

Sliding aluminium window

Roller blind

Ceiling fan light

Timber door

Timber architraces and skirts

# Bathroom

Tile flooring

Separate shower

Towel rail

Corner spa bath

Corner vanity

Frosted glass sliding aluminium window

Lace curtains

Man hole

IXL light

Wall mounted mirror

Cream wall tiles with feature tile

Timber skirts and arcs

# Laundry

Tile flooring

Sliding aluminium window

Roller blind

Wall shelf

Sliding cavity door

Wash tub

Bayonet light

# Rear

Paved area

Rear stairs

Elevated paved undercover area

Undercover wood store

Fully fenced

Shaded with trees

Elevated deck

Garden shed

Under house storage

Rotary clothes line

Paved path to line

Frangipanni tree

# Garage

## GARAGE

2 aluminium windows

Rear yard access pedestrian

Meter box

2 fluro lights

Concrete floor

## EXTRAS

Flyscreens

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Estimate Letter](#)

## Comparable Sales



### 1 UNICOMB CLOSE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 3 Car  
\$385,000  
Sold ons: 10/07/2020



### 49 HAGUE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$393,000  
Sold ons: 30/11/2020



### 116 ABERGLASSLYN ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$395,000  
Sold ons: 06/11/2020



### 11 KROHN STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$420,000  
Sold ons: 01/09/2020



### 44 MELBEE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$412,000  
Sold ons: 24/12/2020



### 5 BUNNING AVENUE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$415,000  
Sold ons: 10/11/2020



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## Around Rutherford

When we first started selling in Rutherford at the time that it was first developed, it was originally known 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



## About Us



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

[pat@fnrem.com.au](mailto: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 may 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 Pats 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

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[kaitlin@fnrem.com.au](mailto: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.