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## Property Details



**31 Broughton Street,  
RUTHERFORD**

**Family Home or Investment Opportunity**

3  2  2 

**Property  
Preview**

Air Conditioning

Floor boards

Outdoor Entertaining

Built In Robes

Dishwasher

First National Haggarty is proud to introduce 31 Broughton Street, Rutherford, a pristinely presented family home in a perfectly positioned location.

Entering the home you will be amazed at the free flowing floor plan and functional living of the the property. The main along with its en-suite and walk in robe are situated at the front of the home and minor bedrooms separated from the living by a funky barn door on the hallway.

Adjacent to the kitchen a large dining space ties the living area to meals and a small snug bridges the main bedroom suite to the family living area.

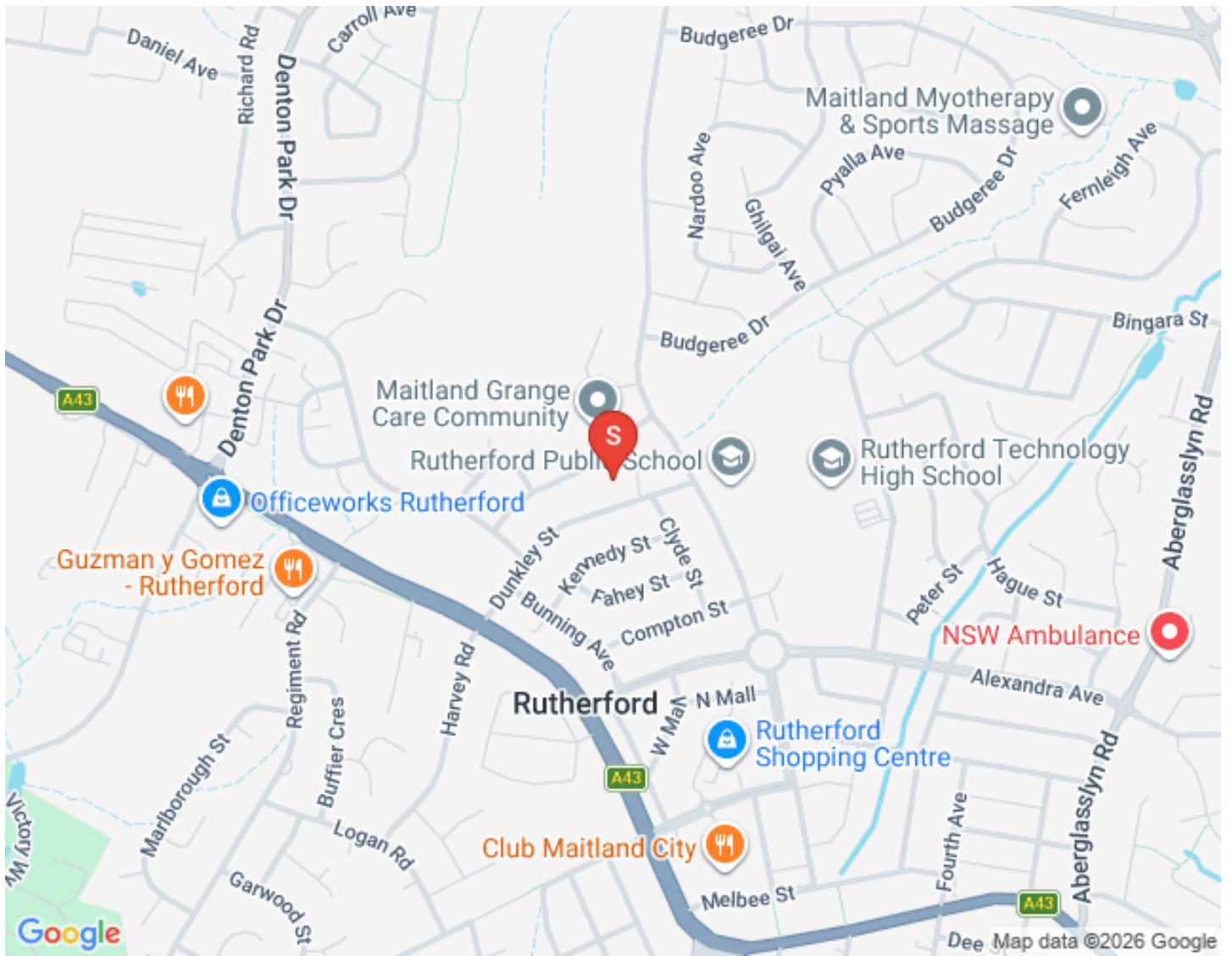
With air conditioning, ceiling fans, brick render facade, cross ventilation and a 26 panel solar system complete with inverter, the liveability of this home is as outstanding as the presentation.

Surrounded by everything a family needs for an effortless lifestyle including public and private schools, day care options, Rutherford shopping village and transport options, The home is ideal for first home buyers, down-sizers and investors; this is the one you've been waiting for.

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



31 Broughton St, 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

Double door garage

Render and tile facade

Hedges

Security screen door

Hard front door

Porch

# Lounge / Dining

Large form floor tiles

Ceiling fan light

Beige painted walls

Vertical blinds

Wall mounted Kelvinator AC

TV point

Two double power points

Barn door to hallway

Double door linen

# Kitchen

Large floor tiles

Glass sliding door

Diamond grill security door to yard

Vertical blinds

Spot lights

Fridge cavity

Double sink

Bench mounted electric

Under bench electric oven

Microwave neish

Pantry

# Snug

Double door broom cupboard

Vertical blinds

Dome light

Tile flooring

Beige painted walls

Double power point

Smoke alarm

# Main Bedroom

Sisal carpet

Dome light

Beige painted walls

Vertical blinds

Wall mounted Kelvanator AC

Walk in robe

Two double power points

# Ensuite

Tile floor

Single vanity

Clear glass shower

IXL light | fan | heat

Porcelain WC

Frosted glass window

Wall mounted mirror

Double towel rail

## Bedrooms 2-3

Sisal carpet

Three door robes

Vertical blinds

Double 2 power points

# Bathroom

Grey floor tiles

Bath in hob

Separate shower

Single vanity

IXL fan | light | exhaust

Beige painted walls

Frosted glass window

Separate WC

Single towel

# Laundry

Tile flooring

External door

Internal access

Dome light

Free standing wash tub

Washing machine taps

# Rear

Undercover fenced area

Tiled

Fully fenced yard

Drop down washing line

# Extras

26 panel solar with inverter

High ceilings

Fly screens

## Comparable Sales

### 122 REGIMENT ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$515,000  
Sold ons: 07/05/2021

### 10 PALISADE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$530,000  
Sold ons: 12/04/2021

### 171 REGIMENT ROAD, RUTHERFORD NSW 2320

3 Bed | 3 Bath | 2 Car  
\$585,000  
Sold ons: 03/05/2021

### 5 BUDGEREE DRIVE, ABERGLASSLYN NSW 2320

3 Bed | 1 Bath | 2 Car  
\$515,000  
Sold ons: 09/02/2021

### 29 FAIRFAX STREET, RUTHERFORD NSW 2320

3 Bed | 2 Bath | 2 Car  
\$595,000  
Sold ons: 18/01/2021

### 20 NICOLENA CRESCENT, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car  
\$560,000  
Sold ons: 04/05/2021

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## Relevant Documents

[Media on Investing in Rutherford](#)

[Make An Offer Form](#)

[Marketing Contract](#)

## 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, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

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

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.

[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.