

Table of Contents

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

Property Details



9 Hepburn Close, Rutherford

UNDER CONTRACT

4  3  2  **\$775,000**

1 Ensuite

Air Conditioning

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Welcome to this spacious and inviting 4-bedroom home in Rutherford, where comfort meets convenience. As you step inside, you'll immediately appreciate the generous size of the family living room, perfect for both relaxing and entertaining. This space is ideal for creating lasting memories with loved ones.

Each of the four bedrooms features built-in robes, providing ample storage and keeping your living spaces uncluttered. The master bedroom stands out with its generous walk-in robe, offering a luxurious touch and plenty of room for your wardrobe and accessories.

Though simple in design, the ensuite in the master bedroom provides a comfortable and private retreat, ensuring convenience and ease for daily routines. The modern bathroom shared by the three additional bedrooms offers a sleek and stylish retreat. The space includes a generously sized bathtub, perfect for relaxing after a long day, along with a separate shower area for convenience. The well-appointed vanity provides ample storage and complements the bathroom's modern aesthetic.

The kitchen is spacious and functional, offering plenty of storage with its ample cabinets and

countertops. A large window provides a view of the backyard and lets in natural light, making the space bright and airy.

The property boasts a well-designed alfresco area, seamlessly blending indoor and outdoor living. It's the perfect spot for enjoying alfresco dining, morning coffees, or simply unwinding while taking in the fresh air.

Step outside to discover a large backyard that offers endless possibilities for outdoor activities, gardening, or simply enjoying a serene retreat. Whether you envision a play area for the kids, a space for pets, or a garden oasis, this expansive yard provides the canvas to bring your ideas to life.

Located in the sought-after area of Rutherford, this home combines modern amenities with a family-friendly atmosphere, making it an ideal choice for those seeking comfort and versatility.

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.

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Property Floorplan



9 Hepburn Cl, 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.



Comparable Sales



83 NIVEN PARADE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$740,000
Sold ons: 19/04/2024
Days on Market: 46



15 DANIEL AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 3 Car
\$797,500
Sold ons: 19/07/2024
Days on Market: 19

Land size: 706.9



8 FONDA AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$810,000
Sold ons: 12/02/2024
Days on Market: 35

Land size: 613



39 DENTON PARK DRIVE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$760,000
Sold ons: 26/06/2024
Days on Market: 31

Land size: 784



26 BENJAMIN CIRCLE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$777,500
Sold ons: 18/07/2024
Days on Market: 100

Land size: 694

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Relevant Documents

[Rental Letter](#)

[Marketing Contract](#)

Inclusions

Exterior

FRONT

Double width driveway

Double remote garage door

Pedestrian access to yard

Porch

Porch light

Diamond grill security screen door

Elevated position

REAR

Alfresco area under roofline

Tinted concrete flooring

Outdoor light

Roller shade

Colourbond fencing

Fully fenced

Water tank

Rotary clothesline

Living Areas

LIVING | DINING

Sisal carpet

Wall mounted AC

Dome light

Cut outs to main lounge room

Sliding aluminum window

Vertical blinds

Double sliding glass door

Diamond grill sliding security door

LOUNGE ROOM

Sisal carpet

Dome lights

Sliding aluminium window

Vertical blinds

Kitchen

KITCHEN

White floor tiles

Fridge cavity

Under bench oven

Gas cooktop

Breakfast bar

Dome light

Phone connection

Pantry

Stainless steel dishwasher

Sliding aluminium window

Vertical blinds

Double sink with drainer

Tile splashback

Retractable rangehood

Bedrooms

MASTER BEDROOM

Sisal carpet

Walk in robe

Three double hung windows with heritage bars

Dome light

BEDROOMS TWO TO FOUR

Built in robes

Dome light

Aluminium sliding window

Vertical blinds

Sisal carpet

Bathrooms

ENSUITE

Brown floor tiles

White wall tiles

Feature tile strip

WC

Single vanity

Double towel rail

Frosted glass sliding aluminium window

Chrome tapware

Wall mounted mirror

MAIN BATHROOM

Brown floor tiles

White wall tiles

Feature tile strip

Single vanity

Wall mounted mirror

Chrome tapware

Clear glass shower screen

Bath in hob

Frosted glass sliding window

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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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](#)

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.