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## Property Details



### 3 Hollywood Close, RUTHERFORD

Be A Star On Hollywood

3  1  0 

**Property  
Preview**

Air Conditioning

Floor boards

Fully Fenced

Built In Robes

UPDATE: This property is now under offer. If you would like to be contacted should the current deal not proceed please send through an enquiry and our team will be in touch.

Get In the Market Now!

Fresh and inviting, the easy-care floor plan features a separate living area that includes wall mounted air conditioning, an electric equipped kitchen and three bedrooms, serviced by a full-size bathroom with a separate WC.

Positioned on a 546 sqm block, this home is more than comfortable with the perfect sized back yard for the family without compromising the whole weekend to yard work.

A superb property for first home buyers, investors or a young family, it is within easy proximity to Rutherford Shopping Centre as well as all the regions arterial roads, making it an ideal base for getting to the Expressway, Motorway or Highway.

Highlights of this property include:

- Neutral decor

- Split system AC to the living room and wall mounted unit in the main bedroom and dining area
- Full-size main bathroom with bath and separate WC

- Open plan kitchen /dining

-

Original timber floors

- Kitchen features electric cooking and a breakfast bar
- Great sized flat, fully fenced yard with rear car access
- Under house storage
- Built in robes to all three bedrooms
- 1km drive to Rutherford Shopping Centre
- 450m to the New England Highway and 13km to the Hunter Expressway entry

This property is proudly marketed by Patrick Howard, call 0408 270 313 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



## Property Inclusions

### Front

Brick and weatherboard facade

Diamond grill ornate screen door

Hard door

Tile roof

# Kitchen | Dine

Original timber floors

Tile splash abck

Breakfast bar

Laminex kitchen bench

Double sink

Free standing electric stove

Fridge cavity

Dome lights

Vertical blinds

Cream Laminex Cupboards

Timber skirting boards

Drapes

Aluminium windows

Wall mounted AC

# Lounge Room

Original timber floors

Wall mounted split system AC

Vertical blinds

Ceiling fan | light

TV points

# Main Bedroom

Wall mounted AC

Vertical Blinds

Three door robe - 1 mirrored

Shelving in cupboard

Timber door

Dome light

Drapes

Timber skirting boards

TV point

Brown fleck carpets



# Bedrooms 2 & 3

Brown fleck carpet

Two door robe

Drapes

Vertical blinds

Timber door

Timber skirting boards

Dome light

# Bathroom

White lace curtains

Three-way light | heat | exhaust

Green laminex vanity, white basin

Wall mounted mirror

Chrome towel rail

Exhaust fan

Timber door

Square floor tiles

Bath in hob

Separate shower

Clear glass shower screen + curtain

# Laundry

White wall tiles

Brown square floor tiles

Timber door and frame

Window

Door to yard

White lace curtains

Washing machine taps

Wash tub

# Rear

Gently sloping lawned yard

Path from the laundry to the clothesline

Rotary clothesline

Double gates to street for vehicle access

Under house storage

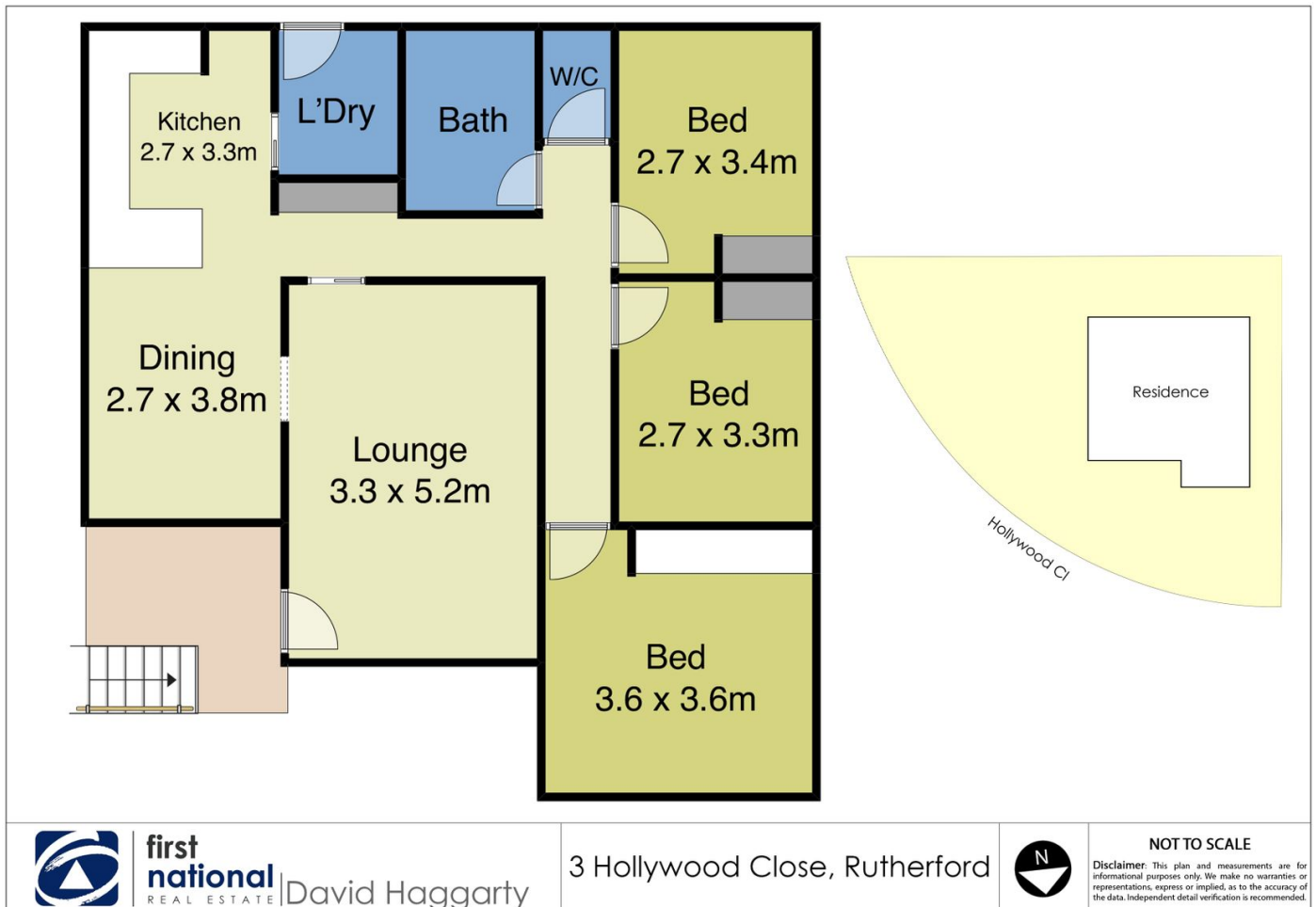
Fully fenced

Pedestrian gate to front yard

# Extras

Flyscreens

## Floorplan



## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Estimate Letter](#)

[Media on Investing in Rutherford](#)

## Comparable Sales



### 1 DEE STREET, RUTHERFORD NSW 2320

2 Bed | 1 Bath | 0 Car  
\$405,000  
Sold ons: 25/06/2021



### 4 LOGAN ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$394,000  
Sold ons: 04/09/2020



### 8 VERONA CLOSE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$405,000  
Sold ons: 31/07/2020



### 87 SQUADRON CRESCENT, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$400,000  
Sold ons: 28/09/2020



### 5 SQUADRON CRESCENT, RUTHERFORD NSW 2320

3 Bed | 2 Bath | 1 Car  
\$405,000  
Sold ons: 02/10/2020

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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 many 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 Pat's 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.

## 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.