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Property Details



3 Lauren Close, RUTHERFORD

Ready For You

3  1  1 

**Property
Preview**

Air Conditioning

Floor boards

Outdoor Entertaining

Built In Robes

Immaculately presented and perfectly positioned under 2km from the Rutherford Shopping Precinct, we have the perfect family home for you just a hop, skip and a jump from the New England Highway. We love the proximity of the home to both the shops and the easy access to the Valley. Everything is within striking distance and there's a real community feel to the area.

Inside and you are greeted with a perfectly presented living space where the timber-look flooring opens the space up. A bay window perfectly hugs the dining area which flows into the beautifully modern kitchen or through the glass door onto the undercover outdoor entertaining area.

Perfect for the family with three bedrooms and a two-way design in the bathroom which also provides access from the main bedroom to act as an ensuite. After receiving a modern renovation, the bathroom will make your heart happy with stone benches on the vanity, a submersible free standing black bath which seeps luxury and a privacy nib wall hides the WC.

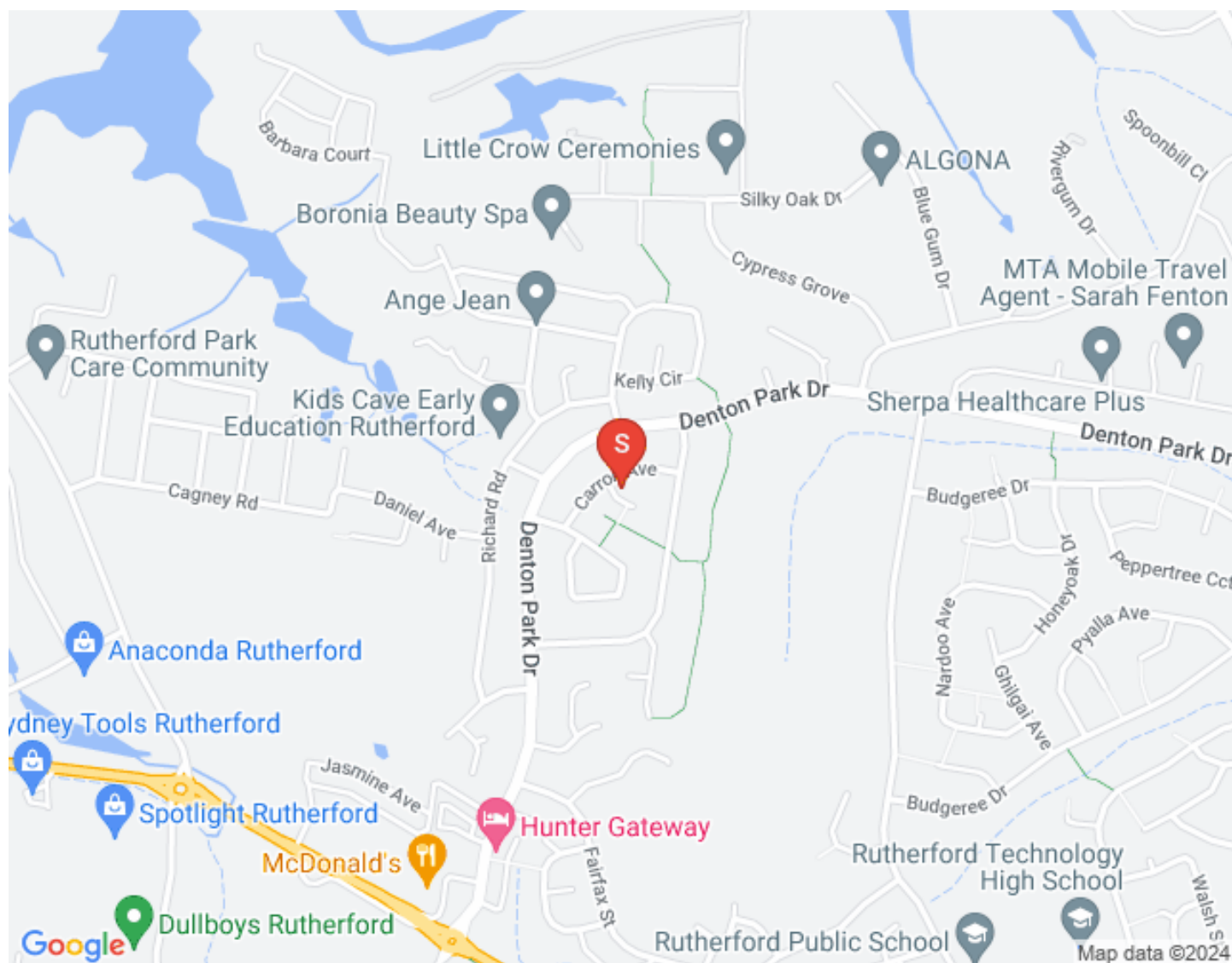
Throughout the whole home, quality is the overwhelming feeling in part thanks to a beautiful kitchen renovation which comprises of stone benches and clean slick lines with gloss finishes and a subway tiled splashback.

The family will enjoy hanging out in the outdoor entertaining area where it will provide for time together. An open yet private space made more inviting by the retained, elevated lawns which cradle the yard to ensure you are not overlooked.

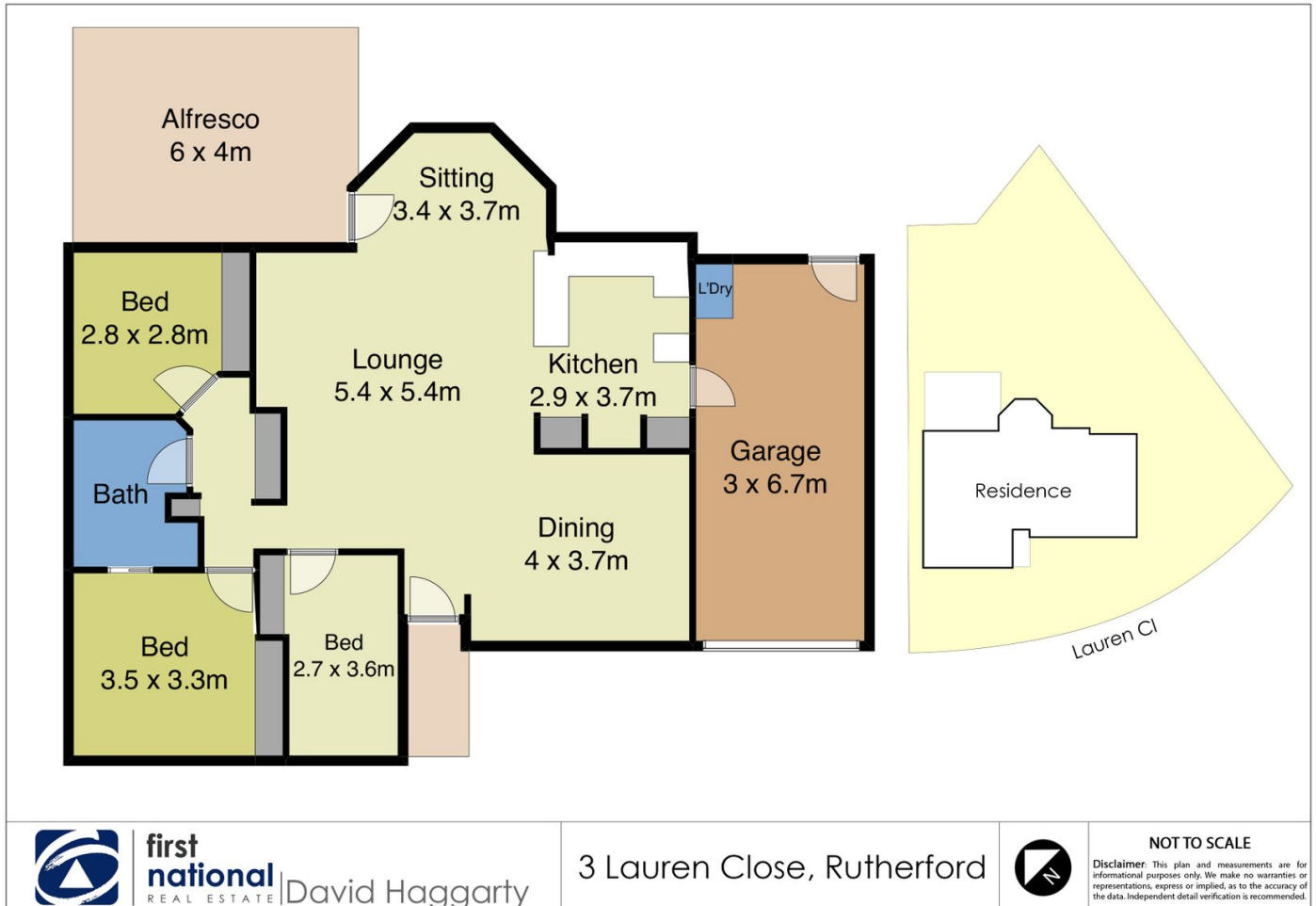
This property is proudly marketed by Pat Howard & Kaitlin Crowe, contact 0408 270 313 or 0423 520 914 for further information or to book your private inspection.

"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



Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Estimate Letter](#)

[Media on Investing in Rutherford](#)

Comparable Sales



18 GARWOOD STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car
\$510,000
Sold ons: 25/05/2021



3 BROUGHTON STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 4 Car
\$528,000
Sold ons: 19/03/2021



24 REGIMENT ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$510,000
Sold ons: 07/04/2021



28 CARROLL AVENUE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$495,000
Sold ons: 22/01/2021



122 REGIMENT ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$515,000
Sold ons: 28/04/2021



14 PEARSON STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car
\$512,500
Sold ons: 18/03/2021

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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

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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

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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.