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Property Details



7 Beryl Drive, RUTHERFORD

Brand New And Ready For Its New Family

4  3  1  **\$775,000**

1 Ensuite

Ducted Cooling

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Welcome to your dream home in Rutherford. This brand new, exquisite construction awaits to embrace you and your loved ones with its charm and comfort. Offering four spacious bedrooms, this home is designed to cater to the needs of a modern family, blending functionality with elegance seamlessly.

Step inside and be greeted by the allure of contemporary design and meticulous craftsmanship. The open-concept layout of this residence invites natural light to dance through every corner, creating an ambiance of warmth and tranquility. Imagine gathering with family and friends in the expansive living area, creating memories that will last a lifetime.

The heart of this home lies in its well-appointed kitchen, where culinary delights are waiting to be crafted. Featuring state-of-the-art appliances, ample storage, and sleek countertops, this culinary haven is sure to inspire your inner chef. Adjacent to the kitchen, the dining area provides the perfect setting for intimate dinners or festive celebrations.

Retreat to the luxurious master suite, a serene oasis designed for relaxation. With its generous proportions, walk-in closet, and spa-like ensuite bath, this sanctuary offers a blissful escape from the hustle and bustle of everyday life. Three additional bedrooms offer versatility and

space for family members to personalize their own domains.

Situated in the vibrant community of Rutherford, this home offers the perfect blend of convenience and tranquility. Enjoy easy access to a plethora of amenities including shopping centers, parks, schools, and recreational facilities, ensuring that every need is met within close proximity.

Whether you're seeking a wise investment opportunity or envisioning a place to call home for your growing family, this property ticks all the boxes. With its prime location, impeccable design, and modern amenities, this home epitomizes the epitome of refined living.

Don't miss out on the opportunity to make this exceptional property your own. Schedule a viewing today and embark on the journey to a life of luxury and comfort in Rutherford.

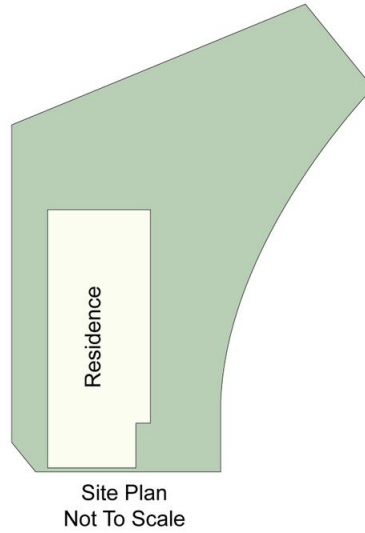
This property is proudly marketed by Mick Haggarty. Contact Mick on 0408 021 921 for further information or to book your onsite inspection.

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.

First National Real Estate Maitland - We Put You First.



Floorplan



7 Beryl Dr, 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



132 AVERY STREET, RUTHERFORD, NSW 2320

4 Bed | 2 Bath | 2 Car
\$750,000



3 BINGARA STREET, RUTHERFORD, NSW 2320

4 Bed | 2 Bath | 2 Car
\$730,000



16 TEAL STREET, ABERGLASSLYN, NSW 2320

4 Bed | 2 Bath | 2 Car
\$750,000

Relevant Documents

[Marketing Contract](#)

[Rental Estimate Letter](#)

[Rental Comparative Market Analysis](#)

[Property Inclusions](#)

[Media on Investing in Rutherford](#)

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

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Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowlegde and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.

[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.