



**first  
national**  
REAL ESTATE

Maitland

19A Gillies Street, Rutherford NSW 2320

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## Property Gallery

**\$348,500**

Investors, Downsizers, First Home Buyers! THIS ONE'S FOR YOU!




**first national**  
REAL ESTATE  
David Haggarty

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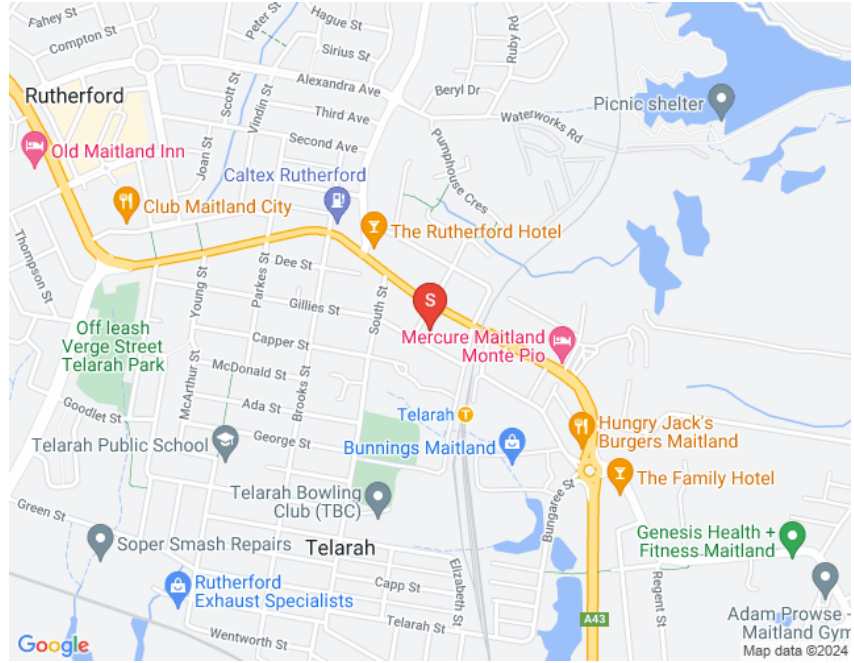
**Bedrooms    Bathrooms    Car spaces**

2

1

1







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## Description

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Looking to downsize? Or perhaps invest? Either way this brand new two-bedroom unit is more than affordable and offers a fantastic opportunity for those looking to enter the market or invest alike! The perfect lifestyle for retirees or tenant's, you cannot go past this fantastic opportunity!

Further features of this property include:

- Two bedrooms with built -in robes and ceiling fans
  - Open plan modern design
  - Spacious kitchen with quality stainless appliances and dishwasher
  - Reverse cycle split system air conditioning for all year round comfort
  - Main bathroom with shower and bath
  - Single remote garage with internal access
  - Private low maintenance courtyard
  - Located just 5 minutes from The Levee and 10 minutes to Stockland Greenhills
  - Estimated rental return of approximately \$340 per week
  - Quiet location
- 

This property is proudly marketed by Mick Haggarty and Shelby Sutcliffe, contact 0408 021 921 or 0412 813 242 for further information or to book your private inspection today!

" First National David Haggarty, We Put You First "

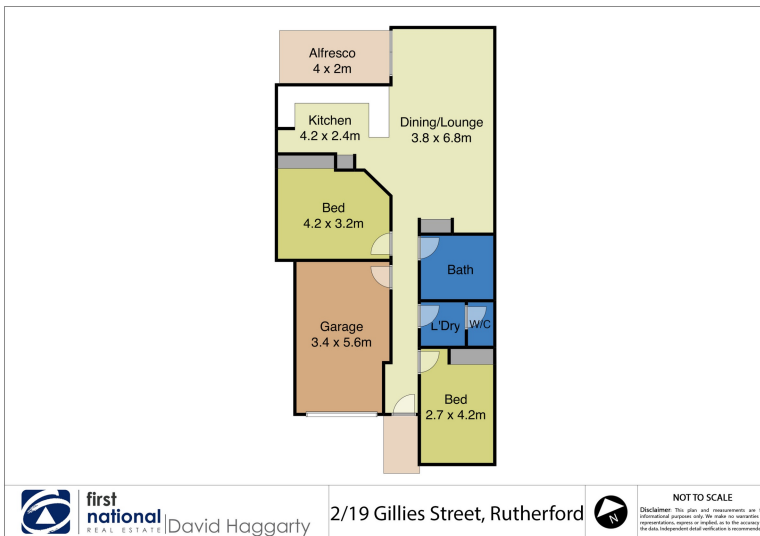
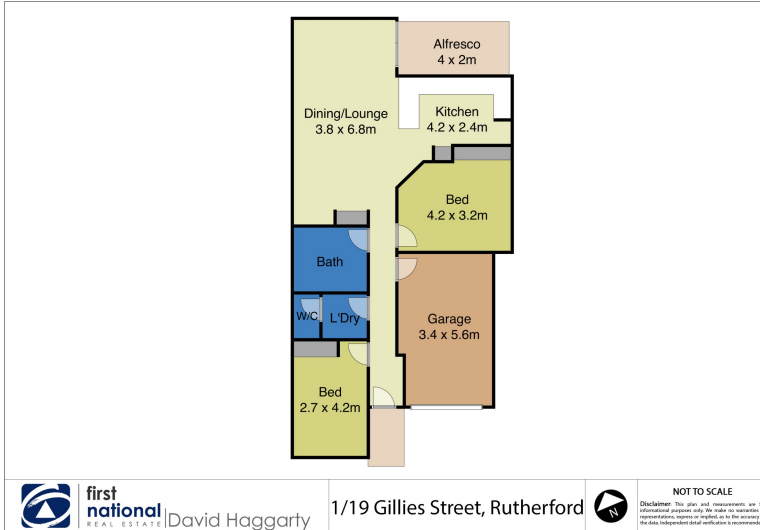


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## Floorplan



## 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

### **AROUND RUTHERFORD**

#### **SCHOOLS:**

- Rutherford Primary School
- Rutherford Technology High School School
- St Paul's Catholic Primary 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
- Woolworths Shopping Centre



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# Rental Appraisal Letter

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Rental Appraisal Letter - 19A Gillies St



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## Relevant Documents

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[Contract of sale](#)



## About Us

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### MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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 knowledge 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 25 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 / leasing, you cannot beat local knowledge and experience !

### Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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[Check out our property videos on FNDH youtube channel](#)

## Disclaimer

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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.