

Table of Contents

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

Property Details



9 Garwood Street, Rutherford

**UNDER CONTRACT - A Fantastic
Investment Opportunity Awaits 💎
Affordable 4-Bedroom Home with
Instant Cash Flow!**

Property

Air Conditioning

Reverse Cycle Air Condition
ing

Secure Parking

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Nestled in the heart of Rutherford, this charming 4-bedroom brick and tile home is packed with features that offer comfort, convenience, and lifestyle💎all at an affordable price point. Whether you're seeking a future family home or a solid investment property, this home ticks all the boxes!

The property boasts four bedrooms, each equipped with built-in wardrobes and ceiling fans. The master suite adds an extra touch of convenience with its own ensuite and air conditioning. The main bathroom features a separate W.C and both a bath and shower, catering perfectly to families of all sizes. The flexible layout includes separate living and dining areas, complemented by an open-plan kitchen and informal meals space that could also serve as a second living area if required. Year-round comfort is assured with reverse-cycle split system air conditioning and ceiling fans throughout.

The neat and functional timber-style kitchen features a breakfast bench, dishwasher, and ample storage, making it ideal for family meal preparation or entertaining. Outside, you💎ll find a fantastic undercover entertaining area with a separate fenced section, perfect for keeping pets secure while hosting guests.

For those needing additional storage or recreational spaces, the property includes a double Colourbond garage with an undercover attached lean-to that can be used as a home gym space, second entertaining area, or extra storage. There's also ample off-street parking for cars, boats, or camper trailers. The low-maintenance yard adds to the convenience, while the internal laundry with external access provides practicality.

Location is everything, and this property is perfectly positioned within walking distance of Rutherford's shopping precinct, amenities, homemaker centre, and industrial area. It's also just a 10-minute drive to Maitland CBD and the Hunter Expressway via Lochinvar (Lovedale exit) for quick access through to Newcastle or the M1 through to Sydney. Families will appreciate the proximity to bus stops, primary schools, high schools, and preschools.

As an investment, this property is already delivering results. Currently tenanted at \$570 per week, with a lease secured until October 2025, it provides instant cash flow! With reliable tenants in place, you can avoid letting fees and enjoy peace of mind with a steady income from day one.

This is a rare opportunity to secure a versatile, low-maintenance property with exceptional lifestyle appeal and investment potential. With Maitland and its surrounding areas continuing to experience population growth, this property is positioned for strong future expansion and potential value appreciation.

Contact us today for inspection details. Please note, as the property is currently tenanted, inspections will need to be coordinated around the tenant's availability. Some notice and stipulated inspection times may apply.

Don't miss out on this outstanding opportunity—schedule your inspection now!

This property is proudly marketed by Pat Howard, Jade Tweedie and Aiden Procopis, contact 0408 270 313 or 0456 66 44 81 or (02) 4933 5544 for further information.

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. Please note, we advise the clothesline was not present in the drone pictures within this listing when they were taken, however acknowledge it has since been placed back in position as can be seen in the backyard picture.

First National Real Estate Maitland - We Put You First.



Floorplan



9 Garwood Street
 Rutherford

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Property Inclusions

Entrance / Hall

White tile floors

Grey painted walls

Linen cupboard

Main timber door and security screen door

2 down-lights

Bedrooms / Ensuite

Main Bedroom

3 mirrored door built-in

Floating style laminate floorboards

Lilac painted walls

White door

3 double power points

1 Toshiba wall air conditioner

Ensuite (Main bedroom)

Blue floor tiles

White painted and blue tile walls

Sliding door

1 single power point

Wall mirror

White basin / chrome tap ware

Single cupboard

Glass shower screen

Water closet

Toilet roll holder

Bedroom 2

Single door built-in

Floating style laminate floorboards

Lilac walls

Timber door

x 2 double power points

Ceiling fan

Bedroom 3

x2 mirror door built-in robe

Ceiling fan

Laminate style floating floorboards

Lilac walls

Timber door

x3 double power points

Bedroom 4

x2 mirror door built-in robe

Laminate style floating floorboards

Lilac walls

Timber door

Ceiling fan

x2 double power points

Laundry

Tile floor

Lilac walls

Washing machine taps

Washing tub

x2 timber doors and x2 security door (external access)

x2 double power points

Lounge Room / Dining Room

Terracotta floor tiles

Lilac walls

Glass sliding external access door

x1 foxtel point

x2 double power points

x1 Kelvinator air conditioner

Ceiling fan

Dining Room

White tiled floor

Lilac walls

Wooden sliding door

x2 double power points

Kitchen / Meals

White walls tiles

Grey walls

White splash back

x3 double power points

x 2 single power points

Timber style cabinetry and drawers

Laminate dark coloured benchtops

Dual sink

Miele dishwasher

Electric cooktop Westinghouse

Near new Westinghouse wall oven - stainless

Pull out rangehood

x1 downlight / x1 fluro light

Meals Area

White floor tiles

Lilac walls

Glass sliding door and security sliding door

x1 double power point

x 1 single power point

x1 TECA air conditioner

Smoke alarm and dome light

Bathroom

Cream coloured tile floor

White wall tiles

Timber door

White bathtub

Shower and screen

Dual towel rail

Vanity with white basin (off hall between both bedroom 2 and 3 and the main bathroom)

External

Garage

Double colourbond x2 roller doors and side access walk thru door

x2 fluro lights

Lean to off garage

External

Elevated / retained outdoor undercover entertaining area

Elevated and retained rear yard

Fenced rear yard - secure fences and gates

Full driveway from front to rear - ample off street parking for cars, boats, vans etc.

Established gardens, shrubs, trees and lawns

Hillshoist clothesline

Brick letterbox

Kitchen

White floor tiles

Grey walls

White splash back

x3 double power points

x2 single power points

Timber style cabinetry doors / drawers

Comparable Sales



16 VERONA CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car

Land size: 680.3

\$660,000

Sold ons: 21/05/2024

Days on Market: 62



95 BRIGANTINE STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath

Land size: 611

\$650,000

Sold ons: 17/10/2024

Days on Market: 18



45 MARLBOROUGH STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath

Land size: 613

\$650,000

Sold ons: 22/11/2024

Days on Market: 46



31 MARLBOROUGH STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car

Land size: 617

\$650,000

Sold ons: 17/06/2024

Days on Market: 39



3 MOUNTBATTEN CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 5 Car

Land size: 765

\$715,000

Sold ons: 21/06/2024

Days on Market: 71



20 VENTURA CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 1 Car
\$660,000
Sold ons: 10/07/2024
Days on Market: -4

Land size: 665.3



11 EASTON CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$740,000
Sold ons: 06/06/2024
Days on Market: 116

Land size: 837



22 BUFFIER CRESCENT, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car
\$650,000
Sold ons: 10/12/2024
Days on Market: 7

Land size: 610



15 VENTURA CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 1 Car
\$670,000
Sold ons: 23/07/2024
Days on Market: 22

Land size: 620



4 HARTIGAN CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 1 Bath | 2 Car
\$720,000
Sold ons: 19/07/2024
Days on Market: 37

Land size: 1006



42 CLAYTON CRESCENT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$710,000
Sold ons: 03/07/2024
Days on Market: 30

Land size: 710



6 CORVETTE CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$708,000
Sold ons: 04/03/2024
Days on Market: 63

Land size: 582.4



51 BRIGANTINE STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$654,000
Sold ons: 24/06/2024
Days on Market: 127

Land size: 804



29 SQUADRON CRESCENT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$730,000
Sold ons: 20/03/2024
Days on Market: 14

Land size: 759



45 BRIGANTINE STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$675,000
Sold ons: 09/02/2024
Days on Market: 117



5 DUMONT CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 1 Car
\$665,000
Sold ons: 04/10/2024
Days on Market: 10

Land size: 640



6 GILLETTE CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$695,000
Sold ons: 27/02/2024
Days on Market: 51

Land size: 732



162 REGIMENT ROAD, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 1 Bath | 2 Car
\$650,000
Sold ons: 09/02/2024
Days on Market: 11

Land size: 640



82 WEBLANDS STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath | 2 Car
\$665,000
Sold ons: 15/11/2024
Days on Market: 31

Land size: 682



17 DEE STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath | 2 Car
\$650,000
Sold ons: 19/12/2024
Days on Market: 100

Land size: 458



33 WILLIAM STREET, TELARAH, NSW 2320, TELARAH

3 Bed | 1 Bath | 1 Car
\$650,000
Sold ons: 05/03/2024
Days on Market: 7

Land size: 505.9



49 BENJAMIN CIRCLE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car
Sold ons: 05/12/2024
Days on Market: 31

Land size: 656
sale - sold



26 RICHARD ROAD, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$695,000
Sold ons: 08/07/2024
Days on Market: 21

Land size: 649.8



26 WILLIAM STREET, TELARAH, NSW 2320, TELARAH

4 Bed | 1 Bath | 1 Car
\$667,000
Sold ons: 25/06/2024
Days on Market: 36

Land size: 461.6



12 WALSH STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car
\$650,000
Sold ons: 04/10/2024
Days on Market: 9

Land size: 561



5 AARON COVE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$705,000
Sold ons: 10/05/2024
Days on Market: 9

Land size: 668



77 DENTON PARK DRIVE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 1 Bath | 1 Car
\$655,200
Sold ons: 17/06/2024
Days on Market: 56

Land size: 688

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Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Make An Offer Form](#)

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

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
- The Bradford Hotel
- Bliss Coffee
- Breezes Cafe
- The Rutherford Hotel

Shopping

- McKeachie Shopping Complex
- Rutherford Shopping Complex
- Rutherford Super Center

About Us



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL ESTATE AGENT

0422 482 237

jade@fnrem.com.au

With over 23 years of experience, Jade's known for her honest, no-nonsense approach—putting people before property and always telling it like it is.

Focused on quality over quantity, Jade takes time to understand her clients, offering clear, pressure-free communication that's earned trust across the Maitland, Cessnock and Hunter Valley property markets for the last two decades.

Since joining FN Maitland in 2006, she's been key to the agency's growth alongside the Haggarty's, building their award-winning Boutique Management Portfolio from scratch and achieving state and national recognition consistently over the years. With a strong background across administration, sales, and rental portfolio management, Jade brings a well-rounded expertise to the table.

Now dedicating her time to full-time sales, she works alongside Mick Haggarty to deliver straight-talking, people-first results.

Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.