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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 Conditioning

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



FLOOR PLAN

SITE PLAN

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

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Protrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

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



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

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.



AIDEN PROCOPIS

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

0456 66 44 81

aiden@fnrem.com.au

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL ESTATE AGENT

0422 48 22 37

jade@fnrem.com.au

A company Partner and one of the four Principal agents at First National Maitland, after 23 years in real estate Jade has gained a wealth of knowledge and skills allowing her to work confidently and successfully in the Maitland / Hunter Valley property market.

Having been around real estate both professionally and outside of the professional domain, Jade understands the various processes as well as the emotional facets involved in what is usually your most valued asset.

Being highly organised whilst always working hard to provide exceptional customer service, is what Jade prides herself on. Her friendly nature, positive attitude and understanding of the overall real estate process from both an investment and sales view, allows her to work well within our successful team of professionals and most importantly with our valued clients.

In the past, Jade has worked within First National Maitland as a full time Sales Agent and received First Nationals NSW Silver Achiever Award for outstanding performance in real estate sales two years running, in 2014 and 2015. Previous to this however, Jade worked her way up the ladder in the Property Investment sector, starting as a Property Officer and working through to the top as Senior Portfolio Manager, in which she was responsible for the management of a multi million dollar rental roll.

Jade is and has also been responsible for building our Boutique Management Portfolio which exists First National Maitland today, to which she has taken out the highest of accolades on both State and National levels consistently in the last 8 years, for the entire FN Network abroad.

A long term staff member at FN Maitland since 2006, Jade continues to oversee the company's growth and development along side Alexandra and Michael Haggarty and our Property Sales and Investment Teams!

Disclaimer

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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.