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## Property Details



**50 Melbee Street, RUTHERFORD**

**Opportunity Plus**

3  1  1 

**Property  
Preview**

Air Conditioning

Floor boards

Courtyard

Outdoor Entertaining

Shed

Fully Fenced

Do you fancy yourself as a bit of a Fairy God Mother when it comes to property? Would you like to have a go at waving your magic wand to make a Cinderella-home ready for the ball?

Original timber floors through the whole house and a family friendly layout will allow you to work your magic and a large paved outdoor entertaining area creates outdoor living space. Further features of the home include:

- Single carport behind security gates
- A gated, private, undercover courtyard at the front of the home
- Separate bath and shower
- Separate WC
- Fully fenced flat yard
- Two garden sheds

Perfectly positioned just meters from the Rutherford Shopping Village, walking distance to the Telarah Train Station, moments from the main bus route and easy access to the New England Highway.

Don't wait too long, like the Cinderella's silver coach your offer will turn into a pumpkin if you wait too long to make a move on this one.

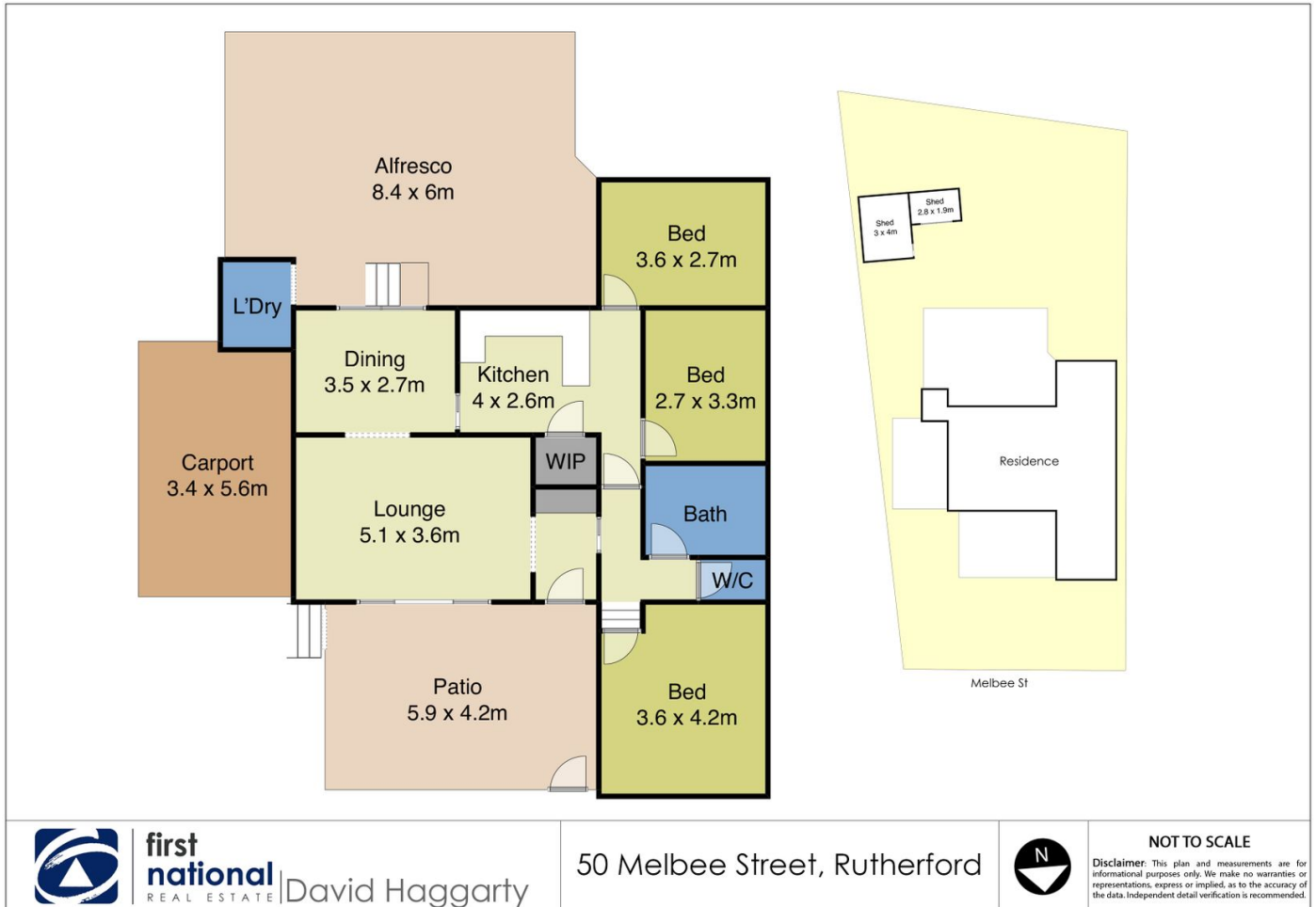
This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 for further information or to book your onsite one on one inspection.

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



### 5 VINDIN STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$395,000  
Sold ons: 09/03/2021



### 15 JOAN STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$370,000  
Sold ons: 05/03/2021



### 35 THIRD AVENUE, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 3 Car  
\$385,000  
Sold ons: 01/02/2021



### 44 MELBEE STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$412,000  
Sold ons: 24/12/2020



### 29 ENDEAVOUR STREET, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 1 Car  
\$355,000  
Sold ons: 12/11/2020



### 116 ABERGLASSLYN ROAD, RUTHERFORD NSW 2320

3 Bed | 1 Bath | 2 Car  
\$395,000  
Sold ons: 06/11/2020

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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

0408 270 313

[pat@fnrem.com.au](mailto: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.



## **KAITLIN CROWE**

CLASS 2 LICENCED REAL ESTATE AGENT /  
ASSISTANT & ANNUAL LEAVE RELIEF PROPERTY  
MANAGER

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[kaitlin@fnrem.com.au](mailto:kaitlin@fnrem.com.au)

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National Maitland's Property Management Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FN Maitland organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand. Working within the Property Management Department and having also incorporated Sales Experience into her career, this makes her well rounded in Real Estate abroad.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to our Property Managers Jazmine and Lillianne. Her enthusiastic approach, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

## 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.