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Property Details



3 Bingara Street, RUTHERFORD

Let Your Family Flourish

4  3  2 

\$750,000 -

\$765,000

1 Ensuite

Air Conditioning

Remote Garage

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Welcome to your ideal family home in the heart of Rutherford! This immaculate property boasts four bedrooms, two bathrooms, and a spacious double garage, perfect for your growing family. Nestled in a family-friendly suburb, this residence offers both comfort and convenience.

As you approach, you're greeted by a well-maintained exterior featuring a concrete paved driveway, single door automatic garage and a gravel pad ideal for a boat or caravan. The Colourbond fencing ensures privacy and security, softened by a low maintenance but attractive garden.

When you move inside, the bedrooms offer a serene retreat with brown cream carpeting, ceiling light fans, and built-in wardrobes for ample storage. Natural light streams through the glass sliding windows adorned with horizontal blinds, creating a bright and airy ambiance. Going into the living area is perfect for relaxing or entertaining, featuring brown timber flooring, a ceiling light fan, and large glass sliding windows to get that cool breeze through.

Adjacent to the living area, the dining area offers access to the oversized outdoor area while

inviting you to the kitchen. Staying comfortable all year-round with the air conditioning unit. The kitchen is a chef's delight with black benchtops, light brown cupboards, and modern appliances including an electric stovetop, dishwasher, silver oven, and double sink. A pantry provides ample storage space for all your culinary essentials.

Both wet areas feature terracotta tiles, glass-enclosed showers, vanities with glass mirrors. Enjoy relaxation in the bathtub just in the bathroom or freshen up in the modern facilities complete with all the required needs.

Out the back you step under the alfresco entertainer which is a great space for your family to enjoy but plenty of room to have your friends over for a BBQ. Overlooking a spacious back yard with a great firepit area and room to add a shed or a pool, or even both, the blank canvas is for you to design it how you like. STCA you may even want to entertain the idea of a second dwelling or granny flat. The options are plenty. Currently there some additional storage space provided by the garden shed, ideal for keeping your outdoor essentials organised and the 19 panels of solar help with the daily cost of living.

Don't miss this opportunity to make this stunning property your forever home in Rutherford! Minutes to schools, shops and transport you are never far from where you want to be. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience.

This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

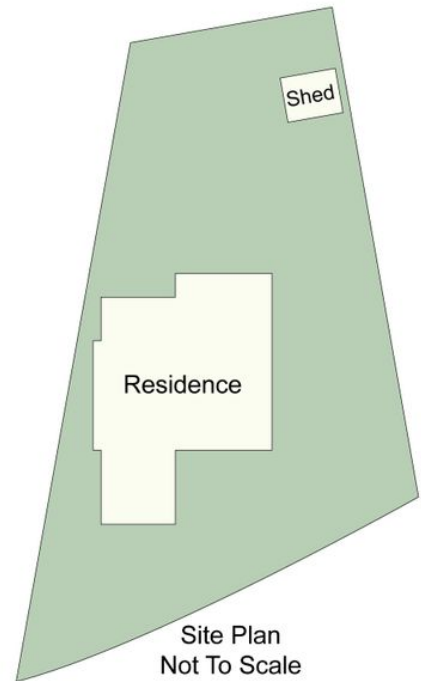
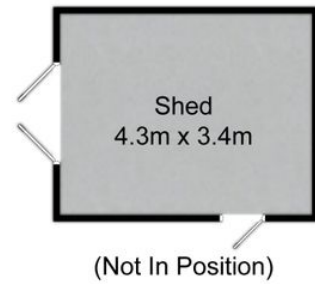
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate Maitland - We Put You First.

Next Open Home:



Floorplan



3 Bingara St, 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.



Property Video

Property Inclusions

External

FRONT

Stencilled and coloured concrete driveway and paths

Double automatic garage door

Gravel Pad for ideal for Van or Boat

Real vehicle access

Sensor lighting

Diamond grill security screen door

Front porch

Retained gardens

REAR

Spacious alfresco entertainer

Outdoor lighting

Coloured concrete flooring of alfresco

Firmlock and laser light roofing.

Enclosed Timber and stainless rope fencing

Fully fenced - Colourbond

Side access

Garden shed

Pebble garden | firepit

Solar

Rotary clothesline

19 panels of solar

Kitchen

KITCHEN

Black laminate benchtops

Beige floor tiles

Bench mounted electric cooktop

Under bench electric oven

Timber laminate cupboards

Breakfast bar

Dishwasher

Artisan stainless electric oven

Stainless double sink

Flick mixer

Corner pantry

Fridge cavity

Dome light

Sliding window

Venetian blind

Living Areas

LIVING AREA

Timber-look flooring

Ceiling light | fan

Two single dome lights

TV Points

Gas point

Three double power points

Double sliding window

Venetian blinds

DINING AREA

Beige tiles

Ceiling light

Two single dome lights

Two double power points

Two TV points

Wall mounted Panasonic

Double sliding windows

Sliding glass door

Diamond grill security screen door

Bedrooms

MASTER BEDROOM

Fawn Carpet

Ceiling Fan | light

Venetian blinds

Double Aluminium Windows

Double built ins
RC Air Conditioner

TV point

BEDROOMS TWO - FOUR

Ceiling fan | light

Fawn carpet

Built-ins robes

Glass sliding windows

Venetian blinds

Sliding aluminium window

Wet Areas

MAIN BATHROOM

Terracotta-look tiles

Clear glass shower screen

White gloss Vanity

Glass mirror

Frosted glass sliding window

Venetian blinds

Exhaust fan

WC

Bath

Towel rails

ENSUITE

Grey floor tiles

White wall tiles with teal feature tile

Clear glass shower screen

Single white gloss vanity

Single wall mounted mirror

Four spot light track

Frosted glass sliding window

Venetian blinds

Exhaust fan

WC

Comparable Sales



53 CLAYTON CRES RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$795,000
Sold ons: 18/12/2023



49 GRAND PDE RUTHERFORD NSW 2320

4 Bed | 2 Bath | 3 Car
\$740,000
Sold ons: 25/10/2023



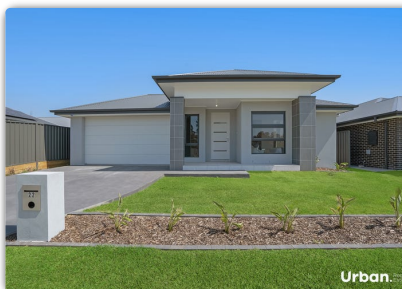
38 BRIGANTINE ST RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$730,000
Sold ons: 17/11/2023



20 RANGER CL RUTHERFORD NSW 2320

4 Bed | 2 Bath | 3 Car
\$760,000
Sold ons: 05/10/2023



22 RESERVE ST RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
\$795,000
Sold ons: 29/12/2023



9 QUINTON CLOSE, RUTHERFORD

4 Bed | 2 Bath | 4 Car

\$780,000

Relevant Documents

[Marketing Contract](#)

[RENTAL LETTER](#)

[Make An Offer Form](#)

[RENTAL CMA PRICING REPORT](#)

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



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.

Disclaimer

First National Real Estate Maitland 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.