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Property Details



**111 ABERGLASSLYN ROAD,
Rutherford**

Prepare to be Impressed!

4  2  2  **\$849,000**

Outdoor Entertaining

Fully Fenced

Built In Robes

Welcome to your dream family home. This beautifully designed four-bedroom, two-bathroom, double garage property is an ex-display home offering all the bells and whistles. Comfort, convenience, and modern features make it perfect for growing families or those who love to entertain.

Step inside onto the impressive gloss white tiles to discover a thoughtfully designed master bedroom, complete with a private ensuite and double walk-in wardrobe, creating the perfect retreat. The additional three generously sized bedrooms located at the rear of the home offer more privacy with having their own built ins in two and three. One of the bedrooms is currently set up as a home office, ideal for working remotely or as a study.

The open-plan living and dining area is bright and welcoming, featuring two large double sliding doors that let in plenty of natural light while seamlessly connecting to the outdoor space. A ceiling fan and ducted air conditioning ensure year-round comfort, while the TV space makes this the perfect space for cozy family movie nights. A separate second living area provides even more flexibility for relaxation or entertaining being tucked away for a kid's space or a quiet reading spot.

The modern kitchen is both stylish and functional, boasting white stone benchtops, brown timber feature cupboards, a platinum gas stovetop, and an electric oven. A sleek black sink and tap add a contemporary touch, while the four-light fixture provides excellent illumination for meal preparation.

Step outside to a covered alfresco area, ideal for hosting barbecues or simply to unwind. The side access gate allows for easy parking of a caravan or boat. The front area of the house boasts a light freshly painted concrete driveway, manicured garden hedges, and tile roofing add to the home's fantastic curb appeal.

Boasting a 8kw, system, power bills will feel like they're a thing of the past.

Don't miss your chance to secure this beautiful family home just up the road from the convenience of the McKeachies shops and conveniently close to Primary and High schools.

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 - We Put You First



Floorplan



111 Aberglasslyn Rd, 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 Inclusions

Exterior

Exterior

Light brown Concrete Driveway

Tile roofing

Double Garage door

Garden hedges

Two windable windows

Side access gate/fence

Solar panels

Water tank

Clothesline

8Kw solar system

Closed in Area Outside

Ceiling light fan

Grey tiling

Grey tile feature wall

Natural gas point

Retractable pull down doors

Timber walling

Kitchen

White tiles

Four light fixture

White stone benches

Brown timber feature cupboards

Platinum gas stovetop

Platinum electric oven

Single black sink & tap

Living Areas

Living/Dining area

Two Double sliding doors with blinds

Fan

Three single lights

White smooth tiles

TV port

Gas Point

Second Living Area

Grey carpet

Single light

Sliding door with blind

Sliding window with blind

Bedrooms

Main bedroom

Grey carpet

Double walk in robe

Ceiling light wind out fan

Two wind out windows

White Plantation shutters

Bedrooms Two & Three

Grey carpet

Built ins

Ceiling light fan

Double sliding window

Light grey blinds

Bedroom Four

Grey carpet

Ceiling light fan

Double sliding window

Light grey blinds

Wet Areas

Main Bathroom

Off white gloss tiles

Brown tiles

White bath

White vanity

Brown cupboards

Glass shower screen door

Two towel rails

Glass mirror

Heat/fan/light fixture

Separate WC

Ensuite

White tiles

Brown tiles

White vanity

Brown cupboards

Glass shower screen door

Double Towel rail

Glass mirror

Heat/fan/light fixture

Separate WC

Comparable Sales



3 SHORTLAND DRIVE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$795,000
Sold ons: 13/09/2024
Days on Market: 25

Land size: 1134



25 MILEHAM CIRCUIT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$755,000
Sold ons: 06/05/2024
Days on Market: 12

Land size: 1050



32 JOHN VERGE AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$840,000
Sold ons: 10/10/2024
Days on Market: 57

Land size: 1088



85 ABERGLASSLYN ROAD, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$750,000
Sold ons: 20/03/2024
Days on Market: 73

Land size: 594



132 AVERY STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$770,000
Sold ons: 21/05/2024
Days on Market: 50

Land size: 880



130 AVERY STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$762,500
Sold ons: 04/12/2024
Days on Market: 27

Land size: 884



35 DIAMOND CIRCUIT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$810,000
Sold ons: 19/08/2024
Days on Market: 30

Land size: 721



27 FERNLEIGH AVENUE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$760,000
Sold ons: 08/03/2024
Days on Market: 36

Land size: 836.7



1 FERNLEIGH AVENUE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 3 Car
\$800,000
Sold ons: 31/05/2024
Days on Market: 116

Land size: 830



3 BINGARA STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$755,000
Sold ons: 18/06/2024
Days on Market: 104

Land size: 1077



23 SAPPHIRE DRIVE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car
\$750,000
Sold ons: 03/09/2024
Days on Market: 21

Land size: 608



104 AVERY STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car

Land size: 818

\$750,000

Sold ons: 21/03/2024

Days on Market: 25

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Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Rental CMA Report](#)

[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.

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.