

Table of Contents

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

Property Details



9

Woodberry Street, Rutherford

The Best Of Both Worlds !

4  2  3 

**\$800,000 -
\$820,000**

Air Conditioning

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

Rumpus Room

Secure Parking

Floor boards

Outdoor Entertaining

Fully Fenced

Broadband Internet

Built In Robes

If you are looking for a rock-solid investment property with high income potential, or a quality property to combine two families, each with your own space, then look no further. This unique property offers a rare blend of features. Situated on a 607sqm plot, it comprises a meticulously maintained three-bedroom home alongside a separate 1-bedroom granny flat at the rear.

Conveniently located with great flexibility, both dwellings boast modern amenities and spacious, bright interiors. With cottage-style facades and ample outdoor space, including lawns and gardens, the property exudes charm.

The main home is spacious and modern featuring a carpeted room leading to a central kitchen and dining area through frosted glass doors. The kitchen boasts an electric cooktop/oven, ample storage, and bench space, along with a stainless steel Euromaid dishwasher.

Other features include an air-conditioned living area, three sizable bedrooms with built-in wardrobes, and a modern bathroom. A sunroom, internal laundry, and separate toilet offer further convenience.

The self contained granny flat which is fully air conditioned and independently metered, presents an opportunity for dual income or additional space for guests. With its own fenced yard, the granny flat comprises of a living room, kitchen, timber-floored bedroom with walk-in robe, and dual-access bathroom. Additional highlights include double automatic garages, a single carport, and potential rental returns of approximately \$860 per week.

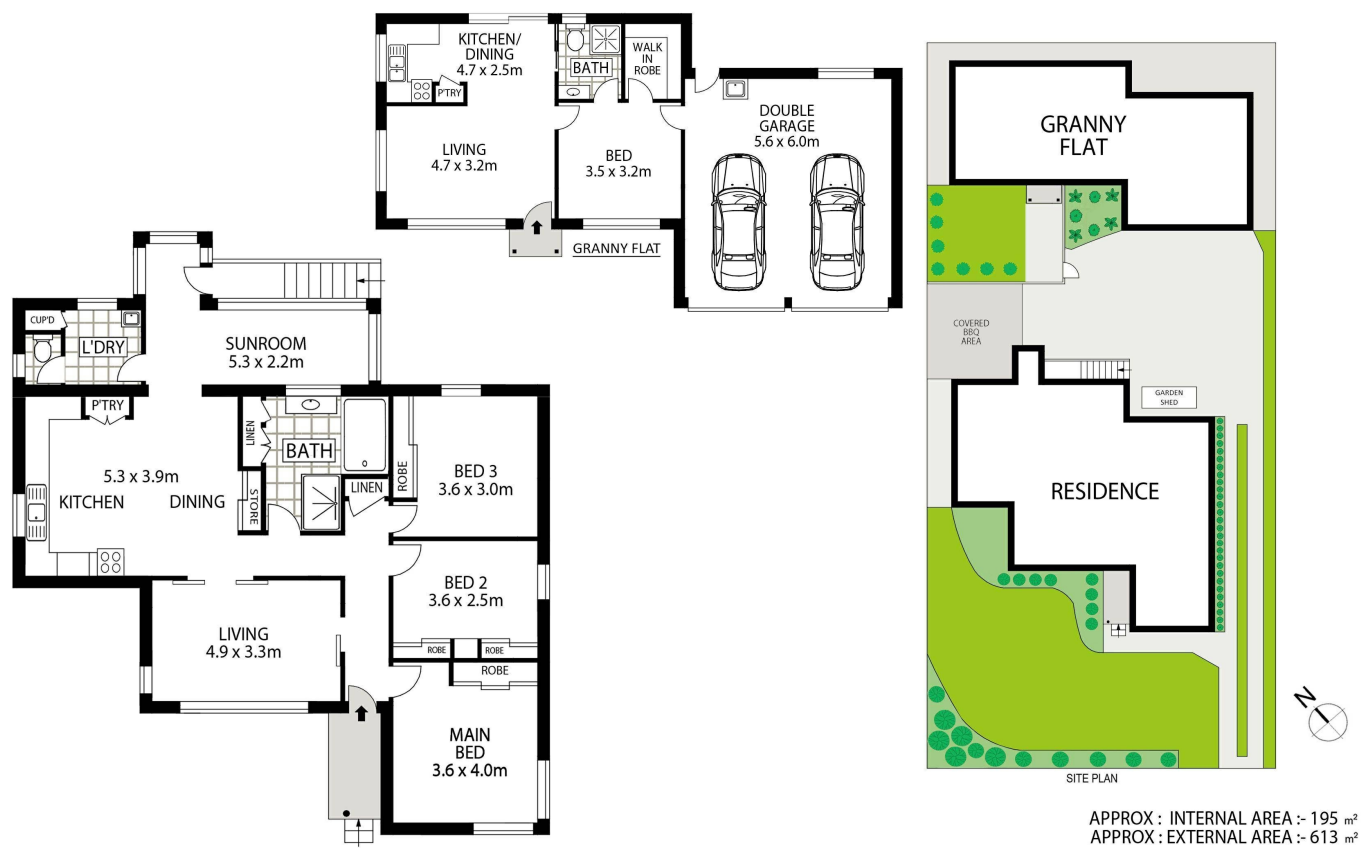
Close to schools, parks, and amenities, this property presents an enticing opportunity for investors or those seeking flexible living arrangements. Located just 650m from Rutherford Marketplace and 4km from Maitland, convenience is at your doorstep. Rutherford Public School is within a 750m walk, as is Rutherford Technology High School within 950m. Max McMahon Oval is just 700m away, and the heritage-listed Walka Water Works is a short 5km drive.

This property is proudly marketed by Mick Haggarty. Contact Mick on 0408 021 921 for further information or to book your onsite 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.

Floor/Site Plan



THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED BY THIRD PARTIES. THE AGENCY HAS NOT CHECKED THE INFORMATION AND MERELY PASSES IT ON, NOT HAVING A BELIEF ONE WAY OR THE OTHER AS TO ITS ACCURACY. INTERESTED PARTIES SHOULD MAKE AND RELY UPON THEIR OWN ENQUIRIES.

9 Woodberry Street, Rutherford



Comparable Sales



27 CAPPER STREET, TELARAH, NSW 2320, TELARAH

5 Bed | 2 Bath | 4 Car

Land size: 1403.8

\$870,000

Sold ons: 15/05/2024

Days on Market: 87



84 AVERY STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 6 Car

Land size: 815.07

\$800,000

Sold ons: 22/04/2024

Days on Market: 74



9 WATTLEBIRD CLOSE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 934

\$850,000

Sold ons: 25/01/2024

Days on Market: 18



41 GRAND PARADE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 3 Car

Land size: 749

\$860,000

Sold ons: 28/03/2024

Days on Market: 52

Relevant Documents

[Marketing Contract](#)

[Rental Estimate Letter](#)

[Rental Comparative Market Analysis](#)

[Media on Investing in Rutherford](#)

Inclusions (Main House)

Front Bedroom

Beige carpet

Beige colour walls

Built in wardrobe with triple glass sliding doors

Ceiling fan with light

Double Power-Point

Smoke alarm

Timber windows

Living Area

Vertical sliding wooden windows

Ceiling fan with light

2 x Down lights

Split system ac

Small 6 square glazed glass window

Beige carpet

Single glass sliding door

Double glass sliding door

2 x Double Power-Points

Single Power-Point

Kitchen

Yellow and timber grain laminate cabinets

Large vertical sliding window

Single stainless-steel sink

Free standing oven/cooktop

Stainless steel dishwasher (Euromaid)

Lino flooring

Exhaust fan

Fluro light

3 x Double Power-Points

Single Power-Point

Dining

Beige carpet

3 spot light style fitting

Smoke alarm

Built -in storage cabinet

Window

Double Power-Point

Bathroom

Single vanity

Wall mounted mirror

Double towel rail

Free standing shower

Double Power-Point

Skylight

2 windows

Hand towel rail

Bath

Cream colour tiles

In built storage cupboards

Bedroom 2

Beige carpet

Peach colour walls

Built in storage

Ceiling fan with light

2 X Double Power-Points

Vertical sliding window

Bedroom 3

Beige carpet

Peach colour walls

Built-in robe

Vertical sliding window

Double Power-Point

Hallway

Oyster light fitting

Downlight

Manhole

Built in storage cupboards

Laundry

Floor tiles

Peach colour walls

Plastic tub with stainless steel sink

Vertical sliding window

Separate toilet

Storage cupboard

Double Power-Point

Rear Room

Hardwood floors

Plantation shutters

Sliding screens to windows

Double Power-Point

Oyster light fitting

External Concreted Area

External rear stairs to driveway

Clothesline

Undercover area

Front Patio

Brown tiled landing

Screen front door

Oyster light fitting

Stairs with rail

Other External Features

Black mailbox

Side access to rear yard and granny flat

External lighting

Landscaped gardens and manicured lawns

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



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

mick@fnrem.com.au

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

[Email or Call Mick](#)

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.