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## Property Details



**77 Brigantine Street, Rutherford**

**Top of the Hill**

4  3  2 

**\$840,000 -**

**\$865,000**

1 Ensuite

Air Conditioning

Study

Rumpus Room

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Located in the thriving suburb of Rutherford, this beautifully presented four-bedroom family home is an excellent opportunity for both owner occupiers and investors. Positioned on the high side of a generous corner block of 800sqm with the added benefit of side access, this residence offers a perfect blend of convenience, space, and modern living.

From the moment you step inside, you are greeted by the home's warm and inviting ambiance, with a well-thought-out floor plan that caters to the needs of a growing family. The property features two separate living areas one being a private media room, ensuring plenty of room for relaxation and entertainment, whether you're hosting guests or enjoying a quiet night in. The additional study or office area provides the flexibility to work from home, making it ideal for today's lifestyle needs.

The spacious master bedroom is a retreat in itself, offering a private ensuite, while the remaining three bedrooms are well-sized and serviced by a second bathroom. Each bedroom is thoughtfully designed to provide comfort and privacy, making this property ideal for both families with young children or mature families looking to upgrade to a larger home.

Outside, the low maintenance yard provides ample space for outdoor activities, with side access offering room for extra vehicles, a boat, or a caravan. The double garage adds to the convenience, providing secure parking and additional storage options and from the front of the property the elevated position provides distant vistas of rolling hills and farmland.

Rutherford is a growing suburb within the Maitland region, known for its family-friendly atmosphere, excellent schools, and a wide range of shopping and dining options. Whether you're starting your journey in the Maitland area or seeking a sound investment in a high-demand location, this home is perfectly positioned to offer both comfort and long-term value. With its spacious layout, modern conveniences, and prime corner block position, this property is one not to be missed.

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: 19-Oct-2024 10:00am to 10:30am



# Floorplan



## 77 Brigantine 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

### Living Areas

#### MEDIA ROOM

Plush carpet

Teal walls

Ceiling fan

Wall lights

TV point

#### KITCHEN

Stone benches

Double sink

Microwave neish

White gloss cabinetry

Down lights

Pendant light

Dishwasher

Corner pantry

Window splash back

Handleless cupboards

900mm five-burner duel-fuel stove

Tile splash back

Feature range

Fridge neish

Timber laminate floors



Breakfast bar

## LIVING | DINING

Timber laminate floors

Wall mounted AC

Two picture windows

Double stacker doors

Panel blinds

Fly screen

Spotlights

Gas bayonet

## STUDY

Timber laminate floor

Built-in study

Cavity sliding door

Built-in linen

Ceiling fan | light

Double sliding window

Roller blind

# Bedrooms

## MAIN BEDROOM

Plush carpet

Teal feature wall

Plantation shutters

Ceiling fan | light

Three double-hung windows

Wall mounted AC

Wall mounted TV point

His and hers walk-in-robe

## STUDY

Timber laminate floor

Built-in study

Cavity sliding door

Built-in linen

Ceiling fan | light

Double sliding window

Roller blind

## BEDROOMS

Plush carpet

Built-in robes

Drapes

Ceiling fan | light

Roller blinds

Teal wall

# Wet Areas

## ENSUITE

Plantation shutters

Dual windows

Double sink

White floating vanity

Wall mounted mirror

Porcelain WC

Three-way light

Double sized shower

## MAIN BATHROOM

Great floor tiles

Clear glass shower screen

Bath in hob

Double towel rail

Three-way light

Floating single vanity

Wall mounted mirror

Sliding window

Roller blind

Separate WC

## LAUNDRY

Great floor tiles

Built-in cabinetry

Stone benches

Overhead shelves with washing rail

Wash tub

External access

Coat hooks

Coat cupboard in the hallway

# Exterior

## FRONT

Double width driveway

Retaining walls

Double remote garage door

Front porch

Double door front door

Outdoor lighting

## ALFRESCO AREA

TV point wall mounted

Tile floor

Gas bayonet

Ceiling fan | light

Under roof line

Outdoor power point

Clear weather roller blinds

## REAR

Private area not overlooked

Pebble Crete paths

Retaining walls

Drop down washing line

Water tank

Fully fenced

Rear vehicle access

Large Colourbond garden shed

Fenced off dog run at side

## GARAGE

Double remote door

Additional height with storage

Two windows

Internal access

Montgomery home

## Comparable Sales



### 61 TOURNAMENT STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 4 Car  
\$820,000  
Sold ons: 25/07/2024  
Days on Market: 37

Land size: 603.6



### 30 TOURNAMENT STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car  
\$815,000  
Sold ons: 06/09/2024  
Days on Market: 88

Land size: 646



### 3 GRAND PARADE, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car  
\$900,000  
Sold ons: 05/06/2024  
Days on Market: 59

Land size: 658.6



### 2 RESERVE STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath | 2 Car  
\$790,000  
Sold ons: 15/04/2024  
Days on Market: 71

Land size: 664

## Relevant Documents

[Marketing Contract](#)

[RENTAL LETTER](#)

[RENTAL CMA PRICING 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 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](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.



## **AIDEN PROCOPIS**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

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0456 66 44 81

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