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REAL ESTATE

Maitland

20 Tournament Drive, Rutherford

Table of Contents

- [Property Gallery](#)
- [Description](#)
- [Property Video](#)
- [Floorplan](#)
- [Property Inclusions](#)
- [Comparable Sales](#)
- [Relevant Documents](#)
- [Around Rutherford](#)
- [About Us](#)
- [Disclaimer](#)

Property Gallery

Pick of the Parc

\$538,000



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David Haggarty

 (02) 4933 5544
 sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

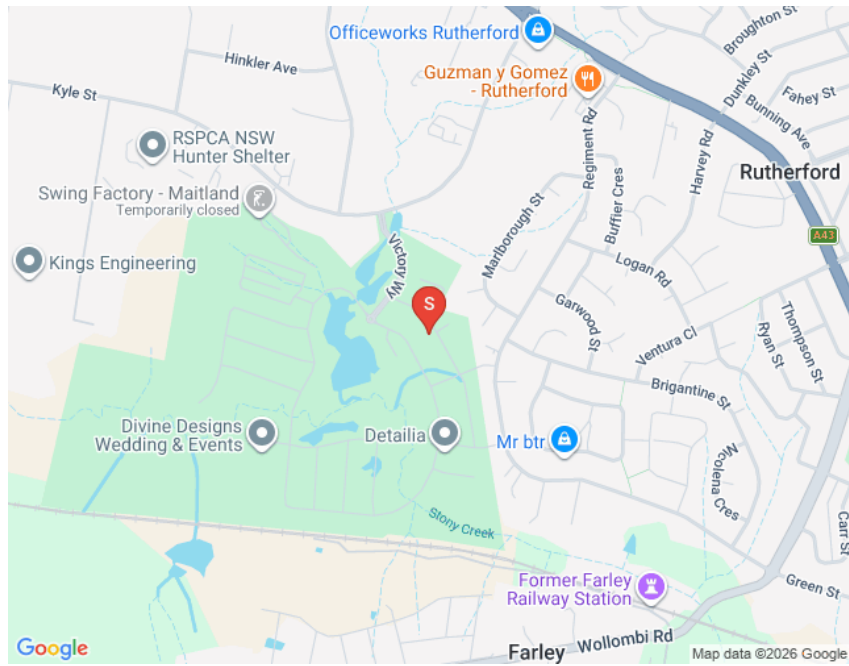
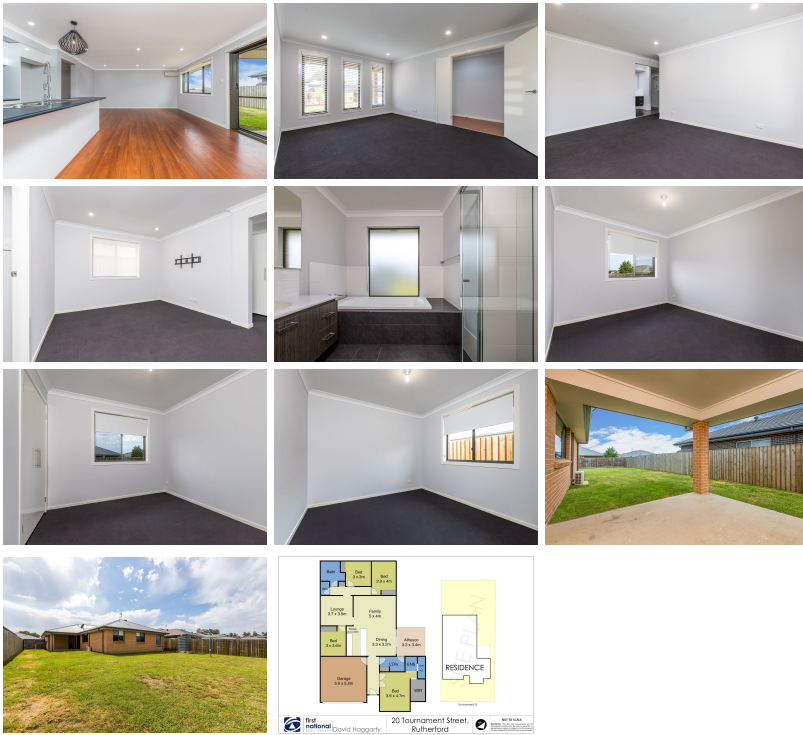
4

2

2

646 sqm





Description



With a crisp white exterior and a stunning structural garden, the welcome could not be warmer when you approach No. 20 Tournament Drive, Rutherford in Heritage Parc. The perfect combination of a family home in a family friendly neighbourhood.

A modern interpretation of the traditional where classic design meets comfort, there's a sense of harmony that runs through this 2016, Rawson built home which you'll just love.

The undeniable piece de resistance is the kitchen and the entire home was designed around it the flow of entertaining is so important in a family home. We love that everyone tends to gravitate around the island bench and make themselves at home say the current vendors.

Moving through the home you will be impressed with the natural flow. With all of the modern features to make day to day life a breeze you still have that warm homely feeling for the family to enjoy. The bathrooms are simple and calming space designed for rejuvenation. They feature similar materials to the kitchen for continuity but through clever design the ensuite is something special.

Some luxury everyday is achieved in the main bedroom suite with simply through the layout and functionality I really wanted our bedroom to feel like we're on holidays. The orientation of the main bedroom has a refreshing flow that is not seen in many new homes and the ensuite has been able to tuck the WC out of site and provides a day-spa like shower room along with the walkin robe.

With a great sized backyard that is easily accessed by vehicles from the side of the home, it isn't just the alfresco area that you will enjoy outside. The house is a joy to live in.

This property is proudly marketed by Pat Howard, contact 0408 270 313 for further information or to book your private 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

Property Video



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Floorplan



Property Inclusions



	Laundry	
Front	Timber and glass door - Access to yard	
Low maintenance gardens	Storage cupboard	Pale grey walls
Timber railway sleeper letter box	Corner laundry sink with storage and bench	Downlights
Concrete driveway	Drainage	Large glass sliding window
Timber double garage	Double power point	Roller blinds
Security screen door		TV wall mount
Stained timber and glass door		Double PowerPoint
Large vertical stainless-steel handle	Kitchen Dining Living	TV connection
Side access	Timber laminate flooring	Bathroom
	Triple glass sliding door	Dark grey tiles
Master	5 x cream sliding blinds	Pale grey walls
Charcoal carpets	Double glass slider	Chrome rails and taps
Soft grey walls	2x pendant lighting	Laminate vanity with stainless-steel handles
White ceilings	Black laminate benchtop	Large mirror
3x vertical windows	Double stainless-steel sink	Double PowerPoint
3x white Venetian blinds	Dorf retractable spray tap	Corner glass shower
Downlights	White laminate cabinets	Chrome taps and shower head
3 x double power point	Westinghouse dishwasher	Separate WC
Digital TV Connection	900mm Westinghouse Oven	Single frosted sliding window
White timber door with stainless-steel handle	Westinghouse gas cooktop	White Venetian blinds
Additional side door for more access	Westinghouse microwave	Bath
Walk in wardrobe	Black glass splashback	Large frosted glass picture window
	Stainless-steel handles	
En-suite	Pantry	Backyard
Dark grey tiles	4x double power point	Rheem hot water system
Pale grey walls	Daikin split system AC	Fully fenced yard
Chrome rails and taps	Foxtel connections	Clothes line
Laminate vanity with stainless-steel handles	TV connection	Water tank
Large wall mounted mirror		Gas outlet
Double PowerPoint	Bedroom 2 - 4	Double PowerPoint
Corner glass shower with chrome taps and shower head	Charcoal carpets	Water tap
Separate WC	Pale grey walls	Outdoor alfresco
Single frosted sliding window	Built-in robe	
White Venetian blinds	Ceiling light	Extras
	Glass sliding window	Linen closet
Laundry	Roller blinds	Separate WC from Bathroom
Timber and glass door - Access to yard	Double PowerPoint	NBN Connected
Storage cupboard		
Corner laundry sink with storage and bench		
	Second Living Kids' Room -	
	Charcoal carpets	

Comparable Sales

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1.	80 Grand Parade	4	2	2	Dec 2018	560 sqm	\$575,000
2.	22 Conquest Close	4	2	2	June 2019	595 sqm	\$580,000
3.	3 Hepburn Close	4	2	2	March 2019	720 sqm	\$565,000





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Relevant Documents

[Contract of Sale](#)

[Rental Appraisal Letter](#)

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

AROUND RUTHERFORD

SCHOOLS:

- Rutherford Primary School
- Rutherford Technology High School
- St Paul's Catholic Primary 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

[Rutherford Sales Report](#)

About Us

PAT HOWARD | Property sales consultant



Pat has been a Sales Agent with First National David Haggarty for the last 2 - 3 years and brings a fresh and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for the past 16 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 Maitland Rugby Club. With a successful career of sales in both the Manufacturing and the Entertainment industry, 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 Pats 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.

Links

[Pat Howard: Domain profile](#)

[Pat Howard: First National profile and current listings](#)

[Pat Howard: Realestate.com profile](#)

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[Check out our property videos on FNDH youtube channel](#)

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.