

## Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Property Inclusions](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Rutherford](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



### 11 Easton Close, RUTHERFORD

Live On The High Side

4  2  2  **\$740,000**

Ducted Cooling

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Perched on the elevated side of Easton Close, Rutherford, this recently renovated four-bedroom home stands out at the pinnacle of tranquillity. Nestled at the end of a peaceful cul-de-sac, the property boasts a quiet and secluded ambiance, offering surprising proximity to essential amenities such as transportation, local shops, and schools.

The bedrooms within this residence are generously sized, each equipped with built-in wardrobes, elegant bamboo flooring, and convenient roller shutters. The master bedroom takes luxury to the next level with a walk-in wardrobe, an ensuite, and indulgent heated lighting. A tastefully updated bathroom, featuring a fresh white and grey colour palette, serves the remaining three bedrooms, offering both a bathtub and a separate shower recess with a glass screen.

The heart of the home is a custom-designed kitchen adorned with stone benchtops, a tiled splashback, and top-of-the-line Bosch inducted cooktop and stainless-steel appliances, including an electric oven, rangehood, and double sink. Floor-to-ceiling cupboards provide ample storage, complemented by the convenience of ducted air conditioning throughout the home for climate control.

Adjacent to the kitchen, the dining room opens onto a covered outdoor entertaining space and a backyard facing southeast, capturing the enchanting morning light—an ideal spot for sipping

on your morning tea or coffee. The property also features a family-favourite fruit and vegetable patch tucked away in the corner of the garden, boasting citrus trees yielding mandarins, limes, oranges, and chillies.

A rear shed, easily accessible for stress-free use, presents opportunities for a versatile space, be it a man cave or potential home occupation (subject to approval), such as a hair salon or handyman workshop.

This home requires no additional effort, making it an ideal choice for those seeking a hassle-free living experience.

To explore this property first hand, call Patrick Howard and Aiden Procopis at 0408 270 313 or 0456 664 481 for more information or to schedule your onsite inspection.

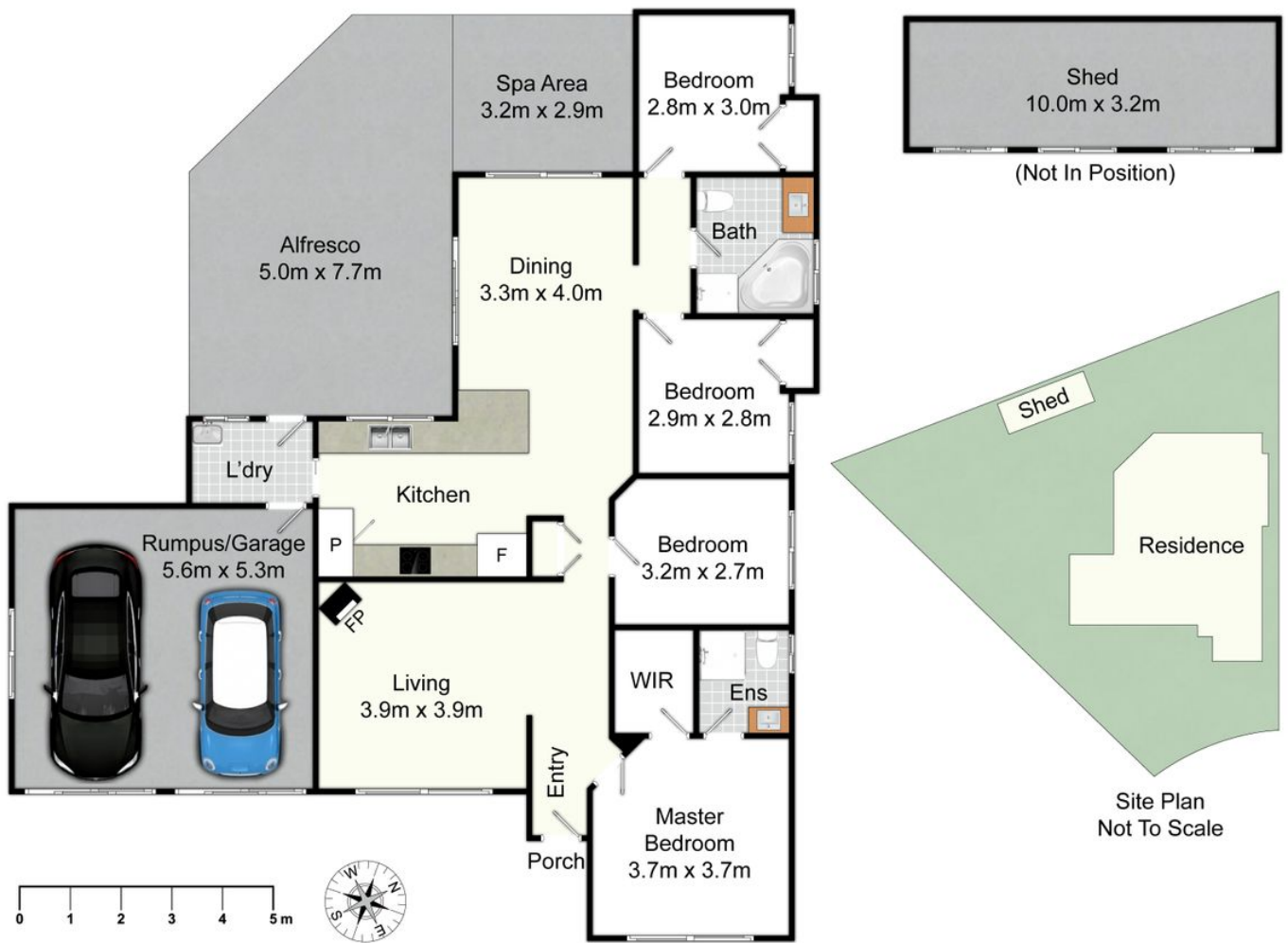
"First National Maitland, We Put You First."

Disclaimer: While we gather information from sources we consider reliable, we cannot guarantee its accuracy. Interested parties are encouraged to conduct their own inquiries.

# Next Open Home: 11-May-2024 11:15am to 11:45am



# Floorplan



## 11 Easton Cl, 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

#### LOUNGE ROOM

Bamboo floating flooring

Combustion wood burning fire

Ducted AC

Privacy curtains and drapes

Blue painted walls

Built-in cupboard

#### LIVING | DINING

Bamboo floating floors

Ducted AC

Blue painted walls

Glass sliding door

Diamond grill sliding screen door

External awning on window



# Bedrooms

## MASTER BEDROOM

Walk in wardrobe

2x double power points

Ducted air con outlet

Ceiling fan

S. system

En-suite

Sink

W.C

Shower

Heated light

Lounge room

Lights

2x double power points

Antenna

Light switch

## SECOND BEDROOM

Ceiling fan

Ducted air conditioning outflow

Bamboo flooring

Light blue walls

White ceiling's

## THIRD BEDROOM

Bamboo flooring

Light blue walls

Built-in wardrobe's

Ceiling fan

Ducted air conditioning out flow

Double power point

#### FOURTH BEDROOM

Bamboo flooring

Light blue walls

Built-in wardrobe's

Ceiling fan

Ducted air conditioning out flow

Double power point

Outside / external

Cubby house

Clothesline

Sandstone retained garden

Insulated undercover alfresco area

Citrus trees – mandarin, limes, oranges

Water tank

# Wet Areas

## BATHROOM

Sink

Toilet

Bath and shower

Black tiling with white grout on floor

White tiling on walls

Heating light with fan

## LAUNDRY

Black tiles with white grout floors

White tiles on walls

Laundry sink

Washing machine taps

Double power point

Kitchen and dining

Bosch Induction cooktop

Stainless steel appliances

Stone bench top

Tiled splashback

Double sink

8x double p/p

Ex. fan

Down lighting

Bamboo flooring

Antenna

# External

## FRONT

Stenciled, coloured driveway

Elevated position

Double garage doors with glass and screen doors for adaptability

Rear vehicle access

Front porch

ornate security screen door

## REAR

Large undercover area with concrete flooring

Fully fenced

Retaining walls

Water tank

Fluro lighting

Enclosed pet area

Cubby house

Large shed

Lawn area

## GARAGE

Two roller doors

Two ceiling fans

Glass sliding door

Screen roller doors

Man hole

Internal access

SHED

S. system

Fan

2x work bench

24 power points

Glass screen door

Crimsafe door

## Comparable Sales



### 53 CLAYTON CRES RUTHERFORD NSW 2320

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



### 41 BRIGANTINE ST RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car  
\$710,000  
Sold ons: 25/01/2024



### 13 GARWOOD ST RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car  
\$725,000  
Sold ons: 22/01/2024



### 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



### **12 MASTERS ST RUTHERFORD NSW 2320**

4 Bed | 2 Bath | 2 Car

\$760,000

Sold ons: 02/11/2023



### **9 QUINTON CLOSE, RUTHERFORD**

4 Bed | 2 Bath | 4 Car

\$780,000

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[RENTAL LETTER](#)

[RENTAL PRICING CMA 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](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

---

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.