

Table of Contents

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

Property Details



5/3 Justine Parade., Rutherford

Get in The Market

2  1  1  **\$450,000**

Air Conditioning

Courtyard

Fully Fenced

Built In Robes

Welcome to 5/3 Justine Parade, Rutherford a property offering an enticing investment opportunity or somewhere to get your foot in the door of the property market. With low maintenance and a fantastic tenant already in place, this residence is a must-see for savvy investors, downsizers, or first homeowners alike.

Key Features:

- Easy living open lounge and dining
- A tidy functional kitchen
- Two comfortable bedrooms with generous storage space
- Private outdoor patio, perfect for entertaining or relaxation
- Secure garage for parking with internal access.

Situated in the heart of Rutherford, this property enjoys close proximity to local schools, parks, and shopping centres. With easy access to public transportation, it's an ideal location for both tenants and homeowners.

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.

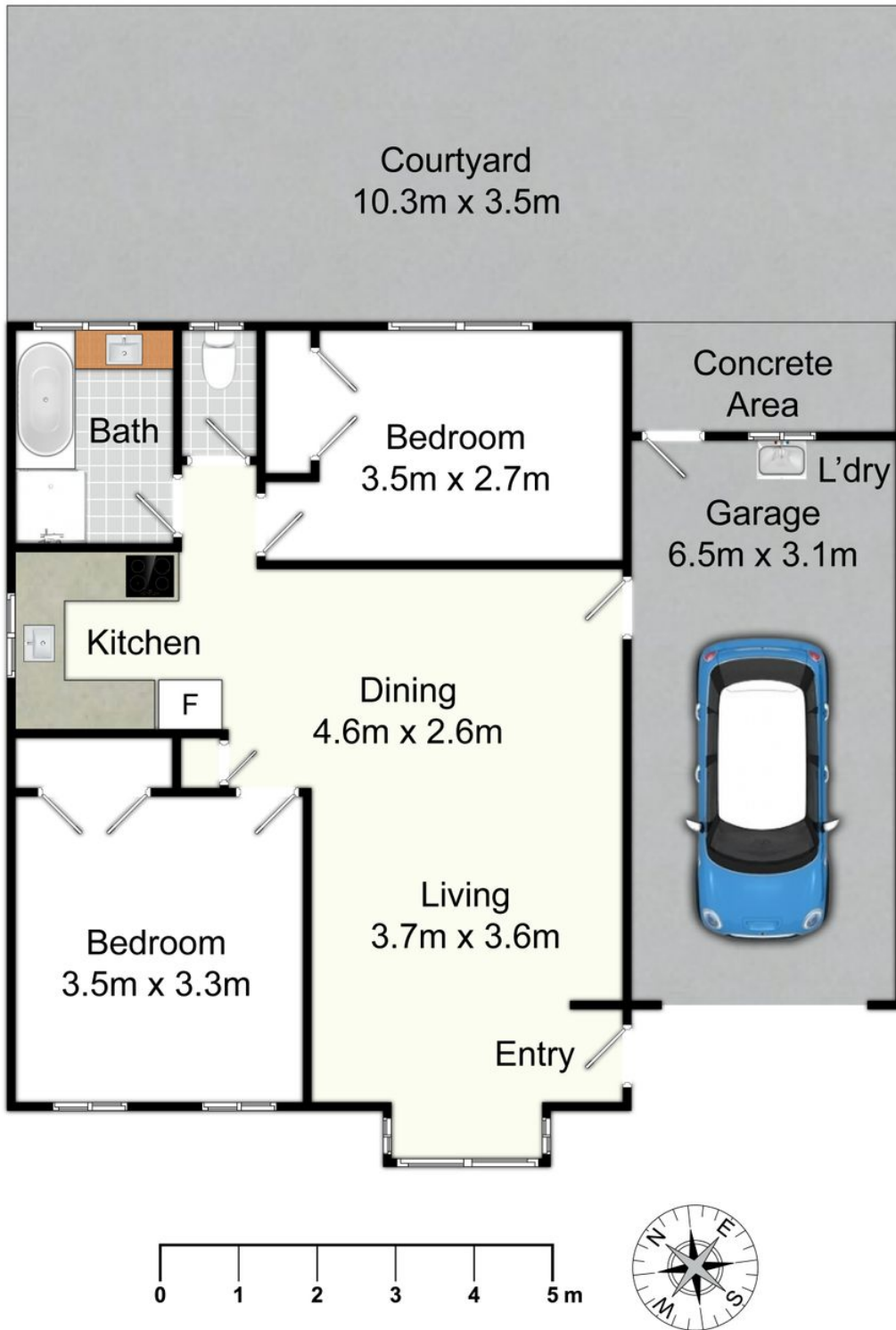
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate Maitland - We Put You First.

Next Open Home:



Floorplan



Unit 5/3 Justine Pde, 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

External

FRONT AREA

Concrete driveway

Single electric garage door

Grassed area

OUTDOOR AREA

Concrete pavement

Garden bed

White metal fencing

A/C Vent

GARAGE

Concrete Slab

White walls

Man hole

Single electric garage door

Single light

Washing tub

Water pipes for washing machine

Living Areas

LIVING AREAS

Grey carpet

White cream walls

Ceiling fan

Single ceiling light

White vertical blinds

Double PowerPoints

KITCHEN

Gas stove top/oven

Sink

White vertical blinds

Rangehood

Tan laminate cupboards

Two Double PowerPoint

Bedrooms

BEDROOMS

Grey carpet

White walls

Ceiling light fan

Vertical white blinds

Built in wardrobes

Double PowerPoints

Bathroom

BATHROOM

Glass shower screens

Light grey wall tiles

Terracotta look floor tiles

White Vanity

Double sliding window

Separate WC

Comparable Sales



6/3 JUSTINE PARADE, RUTHERFORD, NSW 2320

2 Bed | 1 Bath | 1 Car
\$450,000
Days on Market: 809



7/7 JUSTINE PARADE, RUTHERFORD, NSW 2320

2 Bed | 1 Bath | 1 Car
\$410,000
Days on Market: 824



31/12 DENTON PARK DRIVE, RUTHERFORD, NSW 2320

2 Bed | 2 Bath | 2 Car
\$450,000
Days on Market: 800



6/6 JUSTINE PARADE, RUTHERFORD

2 Bed | 1 Bath | 1 Car
\$430,000
Sold on: 29/01/2024



1/4 JUSTINE PARADE, RUTHERFORD

1 Bed | 2 Bath | 1 Car
\$450,000
Sold on: 20/10/2023





8/5 JUSTINE PARADE, RUTHERFORD

2 Bed | 1 Bath | 1 Car

\$428,000

Sold on: 15/12/2023

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

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.