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Property Details



22 Diamond Circuit, Rutherford

Shine Bright Like a Diamond

4 3 4

Property Preview

1 Ensuite	Air Conditioning	Remote Garage
Outdoor Entertaining	Shed	Workshop
Fully Fenced	Built In Robes	Dishwasher

UPDATE: This property is now under contract. If you would like to be contacted should the current deal not proceed please send through an enquiry and our team will be in touch

Today we welcome you to a brilliant home set in a peaceful street of Rutherford on an impressive 1,120sqm block. This gorgeous architecturally designed home offers a combination of sophisticated palette and robust finishes to create an impeccable family environment of superior quality and style.
A classically styled interior boasts cathedral ceilings and recessed lighting to create an understated backdrop that you just won't want to leave.

Set mid-way between the Rutherford Shopping Village & McKeachie Woolworths complex and just moments from Maitland CBD, local schools & public transport; this welcoming family home offers an easy and convenient lifestyle for busy families.

In the home's core living space, laid back luxury is the name of the game. Awash with natural light, the zone features flooring that's both practical and stylish and the cathedral ceilings emphasise the size of the room. If your family and friends aren't relaxing in the living area,

they&#65533;ll gravitate to the kitchen and enjoy the morning light that floods in.

All white soft-close cabinetry and stone benches have created a calming and streamlined ambience in which to work and entertain and the luxury of a walk-in pantry will not be lost on any family coming to inspect. A focal point in the kitchen is a low long window that was designed to bring natural light onto the counter and the outdoors in, but you&#65533;ll relish the way the space lets you cook while still keeping an eye on the kids.

A world away from the hustle and bustle of family life, the separate and enclosed media room offers a retreat where you can decide to switch off, watch a movie or enjoy a nice glass of wine or alternately corral the kids gear and noise into here and enjoy the freedom that allows in the rest of the home.

The bedrooms really are sanctuaries &#65533; so quiet and beautifully proportioned.
All offering ceiling fans and built in robes, the master boasts an impressive double ensuite and spacious walk- in robe.

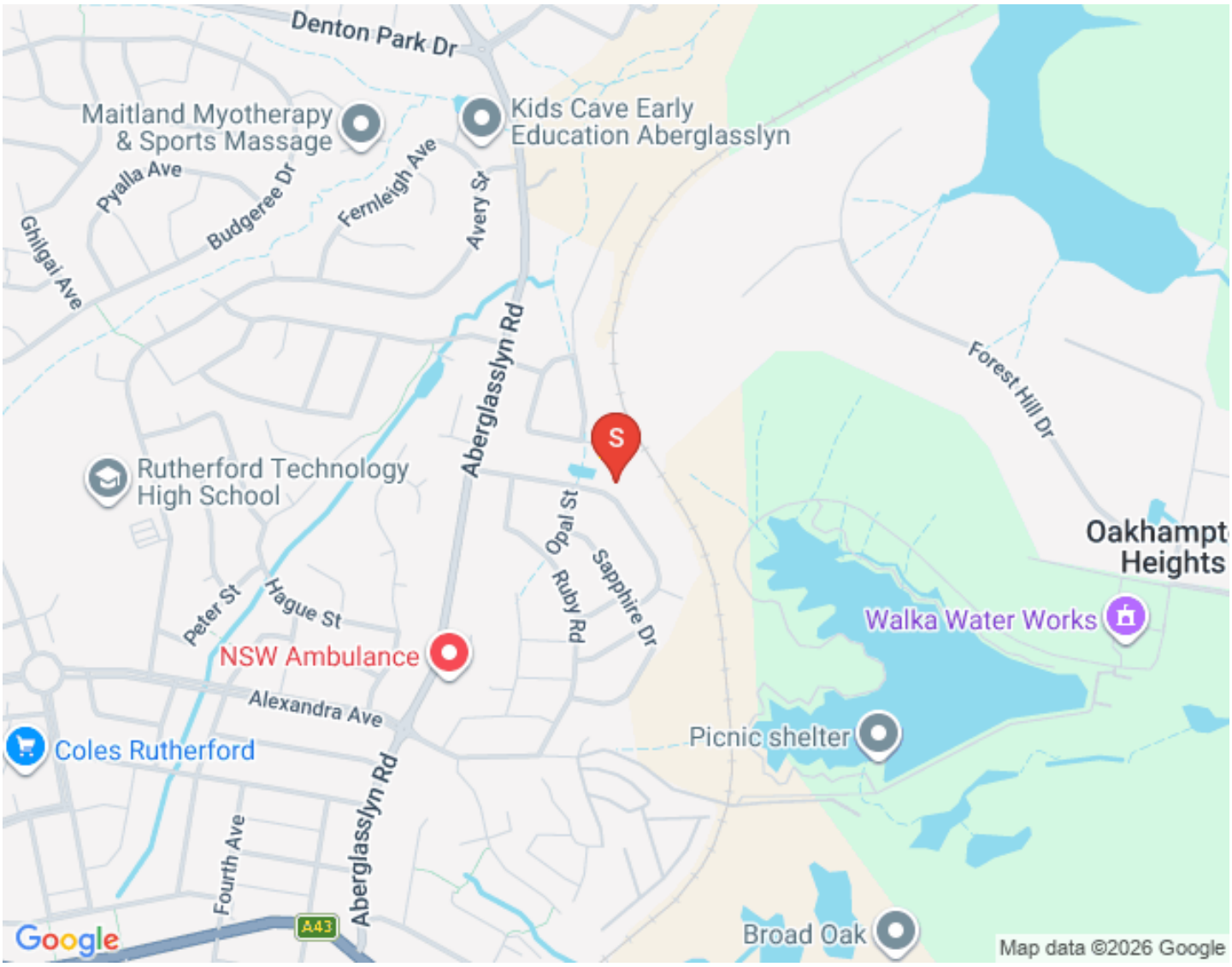
The practicality of living here can&#65533;t be overstated with split system air conditioning and natural gas outlets to help keep the home comfortable throughout the year, second double garage with a massive workshop and additional entertaining area in the back yard, rear vehicle access, a 22,500L water tank and a mass of storage in the roof of the garage and half of the house.

With so much to offer you will want to arrange access for a private COVID Safe inspection soon.

This property is proudly marketed by Mick Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 3203 for further information or to arrange your private inspection today.

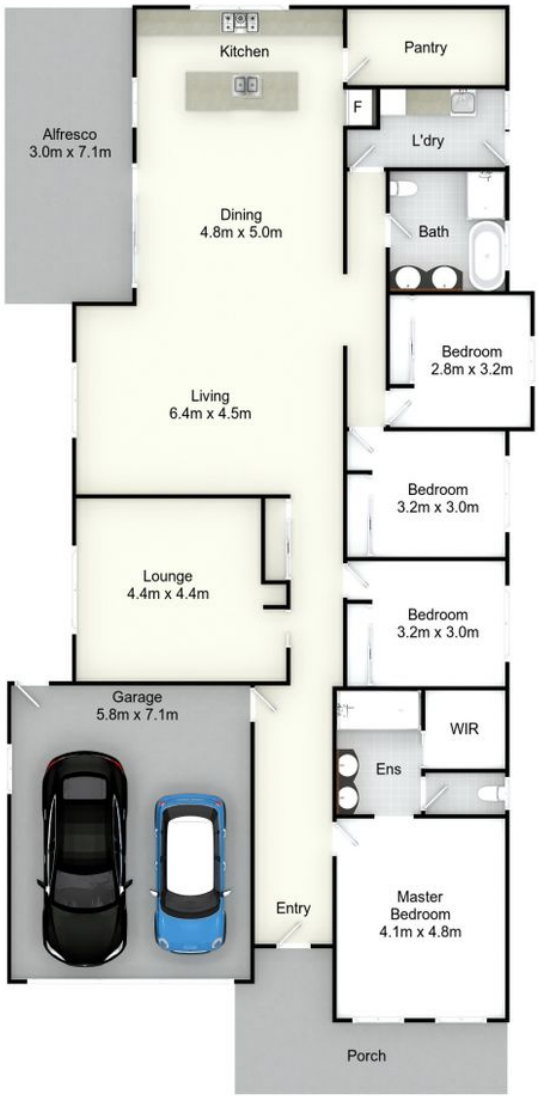
First National David Haggarty, We Put You First

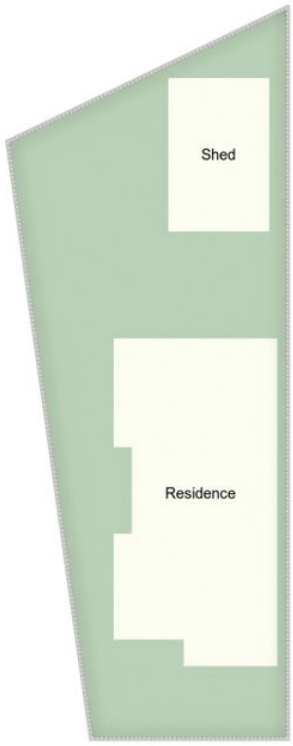
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Denton Park Dr
Maitland Myotherapy & Sports Massage
Kids Cave Early Education Aberglasslyn
Pyalla Ave
Budgeree Dr
Fernleigh Ave
Avery St
Ghilgai Ave
Aberglasslyn Rd
Forest Hill Dr
S
Rutherford Technology High School
Ogeal St
Ruby Rd
Sapphire Dr
Oakhampt Heights
Peter St
Hague St
NSW Ambulance
Walka Water Works
Alexandra Ave
Coles Rutherford
Picnic shelter
Fourth Ave
Aberglasslyn Rd
A43
Google
Broad Oak
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Floorplan





Site Plan
(Not to Scale)



(Not in Position)

22 Diamond Ct, 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.

firstnational
REAL ESTATE
David Haggarty

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Inclusions

Front

Double door garage - wood look

Render and Colourbond facade

Solid front door with frosted glass panels

Porch

Side car access

Main | Ensuite

Sisal carpet

Down lights

Ceiling fan

Aluminum sliding windows

Privacy and block out roller blinds

Furniture recess

ENSUITE

Walk in robe

Floor to ceiling tiles

Wall mounted mirror

Double shower recess

Rainwater shower head + Wall mounted shower rail

Shower neish

Clear glass shower screen

Double floating vanity

Frosted glass window

Roller blind

Three way light | fan | heat

Media Room

Sisal carpet

Ceiling fan

Down lights

Aluminum sliding window

TV point

Rollller blind

Living Room | Dining

White floor tiles

Split system AC

Cathedral ceilings

Sliding aluminum window

Roller blind

TV point

Down lights

Stacker glass door to alfresco area

Kitchen

White floor tiles

Cathedral ceilings

Pendant lights

Island bench with breakfast bar

Servery window

Double sink

Splashback window

Stainless steel appliances

5 burner stove

Walk in pantry

Dishwasher

Pot Draws

Bedrooms 2 - 4

Sisal carpet

Ceiling fans

Down lights

Double door robes

Sliding aluminum windows

Roller blinds

Bedrooms 2-3

Sisal carpet

Three door robes

Vertical blinds

Double 2 power points

Main Bathroom

Built in bath

Oversized shower

Chrome fixtures

Frosted glass window

Three way light | heat | fan

Double vanity

Wall mounted mirror

Shower neish

Porcelain WC

Floor to ceiling tiles

Brown floor and feature tiles

White wall tiles

Rear

Undercover alfresco area - lined with down lights

Drive though car access

Flat fully fenced yard

Rotary clothesline

Gravel pad

Retained gardens

Colourbond fencing

Second double garage in yard with large workshop space

22,500L water tank

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Comparable Sales

7 REDGUM CIRCUIT, ABERGLASSLYN NSW 2320

4 Bed | 2 Bath | 2 Car
$778,000
Sold ons: 26/04/2021

46 RICHARD ROAD, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 4 Car
$785,000
Sold ons: 25/08/2021

14 GHILGAI AVENUE, ABERGLASSLYN NSW 2320

4 Bed | 2 Bath | 4 Car
$800,000
Sold ons: 17/06/2021

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Relevant Documents

Media on Investing in Rutherford
Make An Offer Form
Rental Estimate Letter

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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 purchasors 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 I CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

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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.

Call Mick
Email Mick

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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.