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Property Details



22 Thompson Street, Rutherford

When Charm Meets Opportunity

3 1 1 **$660,000**

Outdoor Entertaining | Shed | Built In Robes

This 3-bedroom, 1-bathroom home in Rutherford presents an exciting opportunity for renovators and investors alike, offering a spacious floor plan ready for a transformation. The home is an ideal project for those with a vision. With a bit of work and renovation, it could easily be transformed into a modern, stylish home or a profitable rental property.

Two of the bedrooms come with built-in robes, providing added storage space and convenience, while the third bedroom offers flexibility for use as a guest room or home office. The large sunroom adds even more appeal, offering a bright, relaxing space to enjoy the natural light or convert into a versatile living area.

The kitchen exudes a cozy, welcoming vibe, perfect for family meals and gatherings. With plenty of counter space and functional cabinetry, it provides all the essentials for everyday cooking, while maintaining a charming, traditional feel.

The home also features a shared family bathroom, conveniently located to serve the three bedrooms. This well-appointed bathroom provides all the necessities, offering a functional and practical layout for busy families.

At the rear of the home, you'll find a delightful alfresco area, ideal for outdoor entertaining and enjoying the fresh air. Whether you're hosting a barbecue with friends, relaxing on a sunny afternoon, or dining outdoors, this space offers plenty of room for both relaxation and

socializing. The property also includes a lockable garage for secure parking and additional storage.

Located in an unbeatable position, this home is just a short stroll from Rutherford's local shopping precinct, placing shops, cafes, and essential services within easy reach. Whether you're picking up groceries, grabbing a coffee, or running errands, everything you need is just minutes away. This close proximity to retail and dining options makes daily living exceptionally convenient, offering both comfort and practicality for its residents.

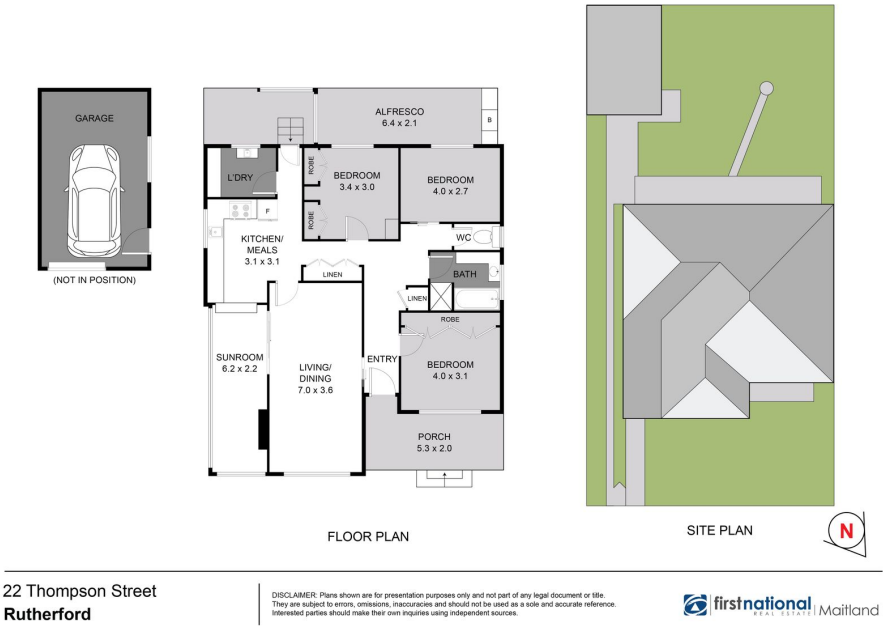
This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

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 - We Put You First

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Property Floorplan



22 Thompson Street
Rutherford

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

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Comparable Sales



34 ARTHUR STREET, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 2 Bath | 1 Car — Land size: 556
$625,000
Sold ons: 19/04/2024
Days on Market: 60



9 RYAN STREET, RUTHERFORD, NSW 2320, RUTHERFORD

5 Bed | 1 Bath | 1 Car — Land size: 645
$650,000
Sold ons: 06/08/2024
Days on Market: 20



16 HOLLYWOOD CLOSE, RUTHERFORD, NSW 2320, RUTHERFORD

3 Bed | 1 Bath | 2 Car — Land size: 842
$625,000
Sold ons: 12/07/2024
Days on Market: 10



25 NEVILLE STREET, RUTHERFORD

2 Bed | 1 Bath | 1 Car
$665,000
Days on Market: 878



16 BRIGANTINE STREET, RUTHERFORD

2 Bed | 1 Bath — Land size: 601
$692,000
Sold on: 07/09/2024

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Relevant Documents

Marketing Contract
Rental Letter
Rental CMA Pricing Report

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Inclusions

Kitchen

Single stainless steel sink

Light

Westinghouse oven

Two double power points

Microwave nook

Bedrooms

BEDROOM ONE

Sheer curtains

Ceiling fan with light

Built in storage cupboards

Double power point

BEDROOM TWO

Wooden sliding door

Built in storage and vanity

Sheer curtains

Pendant light

Double power point

Single power point

BEDROOM THREE

Dome light

Sheer curtains

Double power point

Wooden sliding door

Wet Areas

BATHROOM

Single power point

Wall mounted mirror

Plantation shutters

Fluro light

Bath

Shower

Towel rail

Exhaust fan

Single basin

LAUNDRY

Vanity and storage

Single power point

Stainless steel basin

Dome light

Double power point

TOILET

Frosted glass window

Hand rail

Dome light

Toilet

Living | Dining

Ceiling fan

Split system air con

Sheer curtains

Blinds

Double power points

Brick feature wall

Rear | Extras

Clothesline

Single lockable garage

Alfresco area

Laser lite awning

Garden shed

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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

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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.

Email or Call Mick

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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.

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Plans provided are a guide only and those interested should undertake their own inquiry.