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31 Fairfax Street

Property Gallery

Bring on Summer with this Gem

\$645,000



first national REAL ESTATE
David Haggarty

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Bedrooms Bathrooms Car spaces Land size

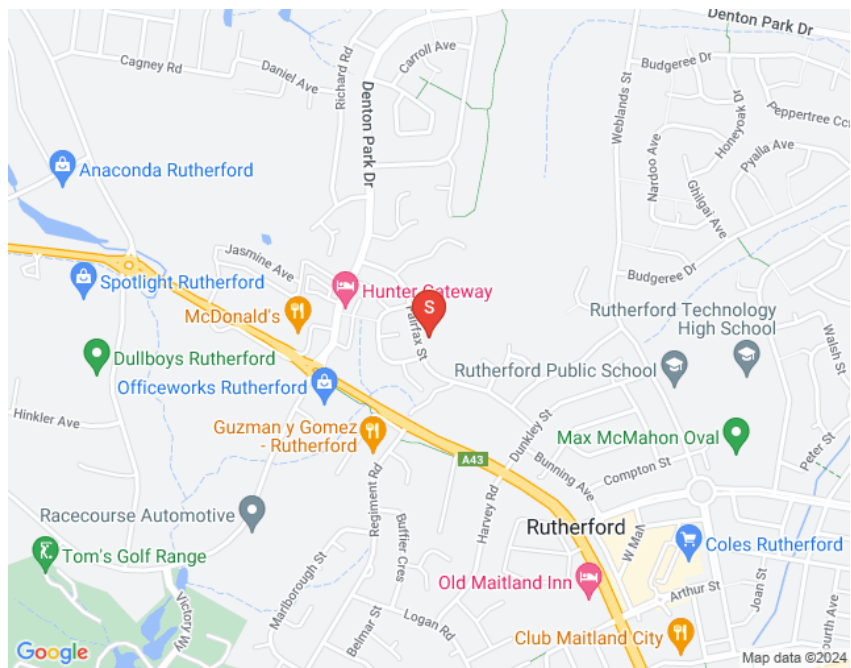
4

2

4

800 sqm







31 Fairfax Street

Description



Some homes will change the way you live and this one is of them.

Sited on an impressive approx 800sqm of established North East facing grounds and gently rolling lawns, this classic family home provides a lifestyle of remarkable privacy and tranquillity. From the moment you arrive at this light filled and welcoming house, you will feel straight away at home. Having been maintained with impeccable attention to detail and offering everything a growing family would desire.

The front the home doesn't give away what you will find as you move through the property to the true heart of the home.... The rear indoor/outdoor living space.

Seamless is the flow from in to out, this is the spot you will do most of your family living with an inground landscaped pool area overlooked by the floor to ceiling glassed living room.

Further features include:

- Four double bedrooms, the first two king sized
- Ensuite with a separate corner spa off the main bedroom
- Formal lounge and dining as well as living and rumpus rooms
- A four-car remote garage with storage, a third WC and internal access
- Custom built cabinetry throughout the home
- Quality brand name appliances everywhere you look
- A pool house as well as a garden shed
- Back yard overlooks rural paddocks at the rear and the Hunter ranges as the front.

You really need to see this one to fully appreciate how much this home could offer your family so book an inspection today.

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

" 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



31 Fairfax Street

Inclusions



ENTRY

Slate flooring	SECOND BEDROOM
Security screen	Main bedroom sized
Hard wood feature door	Mounted TV
Pendant lighting	New carpet
	Downlights

LOUNGE ROOM

Gas outlet	Ducted AC
Built in cabinetry	New roller blind

DINING ROOM

Ducted AC	THIRD & FOURTH BEDROOMS
Plantation shutters	Built in cupboard
Bay window	New carpet
Cream carpet	Ducted AC
Copper feature pendant light	New roller blind
Downlights	Pendant light
	Sliding casement door

DINING ROOM

Bay window	LAUNDRY
Cream carpet	Built in cabinetry with power
Plantation shutters	Built in ironing board
Copper pendant light	Shelving
Bi-fold doors	Dryer cupboard
	Large Additional cupboard
	Exhaust fan

KITCHEN / MEALS

Combustion fire	Broom cupboard
Slate flooring	Square floor tiles
Downlights	Bi fold door

DINING ROOM

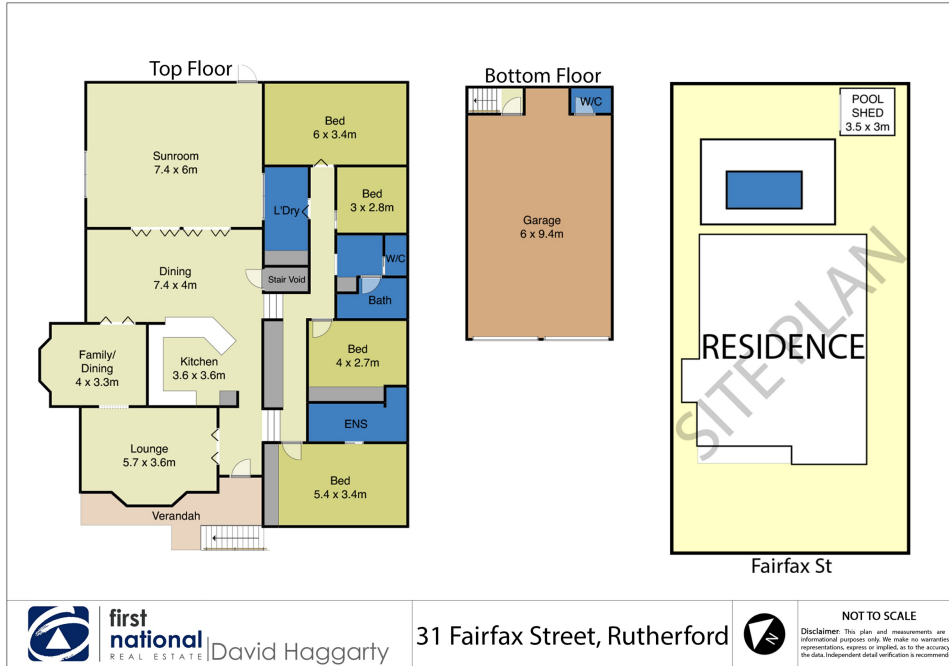
Ducted AC	MAIN BATHROOM
Bi-fold doors	Three-way design
Overlooks pool area	Linen cupboard
Oversized fridge space	Over sized vanity
Tasmanian oak cabinetry	Additional storage
BOSH dishwasher	Separate WC
Stainless steel Miele	

paralytic self-cleaning oven	Separate bath and shower
Miele microwave	Exhaust fan
Electrolux 4 burner glass cook top	Towel rail
	Towel rack
Stainless steel feature range hood	OUTSIDE
Stainless steel power points	Paving around pool
Dome Skylight	Established gardens
Ducted AC	Fibreglass inground pool
Fluro lighting	Salt water
	Pool lighting
	New chlorinator
LIVING ROOM	Glass pool fencing
Built in entertainment unit cabinetry	Outdoor BBQ area
Separate Actron split system AC	Concrete French style pots with established hedges
Fluro lighting	Manicured gardens
Timber look heavy duty vinyl	Side access at both sides of the house
Glass walled outlook overlooking the pool area	One side of the house a utility area with concrete, bin storage and security lighting
Sliding glass door	Pool shed
Glass pivot door	Additional Colourbond garden shed with shelving
	Colourbond fencing
MAIN BEDROOM	
Large	GARAGE
Wall mounted tv	Third WC
Feature wall	Four-car garage
Roller blinds	Remote doors
Built in cupboards	Internal access
New carpet	Shelving
	Fluro lighting
ENSUITE	Storage
Corner spa bath	
Double bespoke vanity	ADDITIONAL FEATURES
Large shower	Large additional linen cupboard
Timber framed wall mirror	Large utility cupboard
Oyster light	Yard overlooks paddocks
	12-month-old Rheem hot water service



31 Fairfax Street

Floorplan





Around 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 Paul's Catholic Primary School.

AROUND RUTHERFORD

SCHOOLS:

- Rutherford Primary School
- Rutherford Technology High School 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



Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter - 31 Fairfax St](#)



31 Fairfax Street

Comparable Sales

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1.	28 Daniel Ave	4	2	4	March 2018	1185 sqm	\$592,500
2.	11 Paperbark Prd	4	2	2	June 2018	713 sqm	\$640,500
3.	6 Arrowgrass St	4	2	2	June 2018	921 sqm	\$665,000
4.	24 Finch Cres	4	2	2	April 2018	611 sqm	\$605,000
5.	15 Centrefield	4	2	2	March 2018	560 sqm	\$600,000





About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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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.

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.