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56 Denton Park Drive

Property Gallery

A home this one is with every bell, whistle and additional extra your heart desires and all in a first home owner price range.

[This home is impressive.](#)



Bedrooms Bathrooms Car spaces Land size

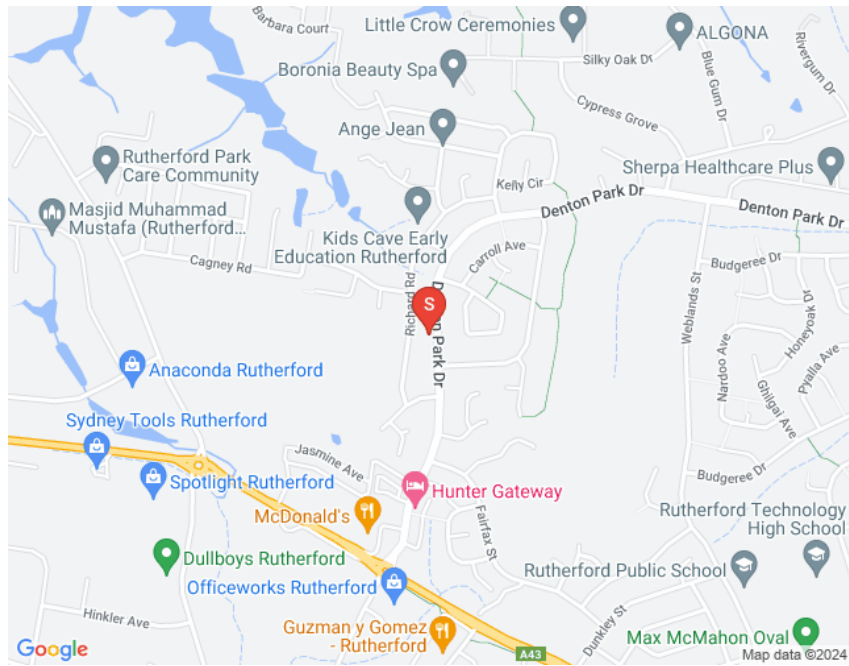
3

1

2

670 sqm







56 Denton Park Drive

Description

Three-bedroom homes in this area and price range come up for sale regularly; what doesn't come up very often is that house with all the extras that make it a home. And a home this one is with every bell, whistle and additional extra your heart desires and all in a first home owner price range.

Let's start at the front, when you pull up you are greeted with an automatic double garage (with internal and rear yard access) as well as a double carport, an additional concrete pad and driveway for the caravan or trailer and to top it off the side of the property has car access to the back yard.

Move inside and enter the formal lounge room offering a gas outlet as well as split system Fujitsu AC, a ceiling fan and built-in ceiling speakers. Move on down the hall to an open plan kitchen, dining and meals area, the perfect spot to watch the kids play in the fully fenced yard. Galley style and with easy access to the garage for grocery day the kitchen has been updated with new handles, gas/electric free-standing cook's style stove and an oversized fridge space with plumbing built-in for your ice maker.

All three bedrooms have a built-in robes, ceiling fans and new carpet, the main has direct access to the three way bathroom with separate WC and linen.

We've left the best until last – come with me though to the back yard of champions; this one has it all. A large undercover entertaining area with coloured, stencilled concrete flooring, lighting and power, an enormous built in bar (yes, it comes with the property), beautiful hardwood outdoor furniture, mature mango and avocado trees, a garden shed and even a fully plumbed thunderbox! One of the prime spots of Rutherford on a weekend afternoon with an elevated position giving you the box seat for sundowners over the Hunter ranges.

If you can't tell we love this home for all that it offers in a tidy bundle at a great price so come check this one out and fall in love as well.

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



56 Denton Park Drive

Inclusions



FRONT

Automatic double garage with internal and yard access

Double carport

Side car access to yard

Additional concrete pad and driveway

Front porch

Security screen door

Timber hard door with feature glass

FORMAL LOUNGE

Built-in ceiling speakers

Gas outlet

New ceiling fan

Oyster lights

Venetian blinds

Fujitsu AC

Dark grey feature wall

Freshly painted

Tile floors

New architraves

KITCHEN

Galley style kitchen

Laminex benches

Laminex cupboards

Free standing stainless-steel Emilia gas cooktop and electric oven

Oversized fridge space plumbed in

Door to garage

Vertical blinds

Oyster light

1 1/2 sink

Pantry

Breakfast bar

LIVING / DINING

New ceiling fan/light

Inverter AC

Gas outlet

Cream tiles

Sliding glass door to outside area

Security screen door

Vertical blinds

Oyster light

MAIN BEDROOM

Double mirrored built in

Red carpet

Vertical blinds

New ceiling fan/light

Dark grey feature wall

Freshly painted

New architraves

BACK YARD

Coloured stencilled concrete

Large undercover area with laser light panels

Lights and power connected

Large built in bar

Established mango and avocado

Garden shed on concrete pad with light and power

Thunder box in the back yard with full plumbing

BATHROOM	Additional garden tap
Separate bath and shower	Fully fenced Colourbond dog proof yard
Terracotta coloured floor tiles	
Glass shower screen new	
Three-way design with access to main bedroom	EXTRAS
White Venetian blinds	NBN connection
Separate WC	Town gas
Wall mounted mirror	Instantaneous gas hot water
Chrome bathroom furniture	Security system with video intercom
Linen press	
Updated tiles	

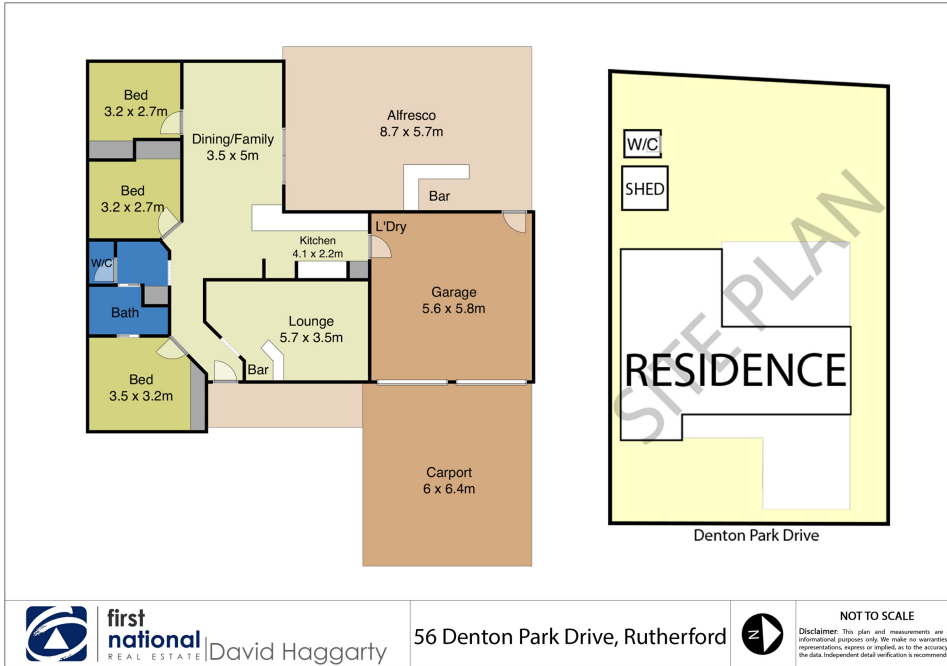
BEDROOM TWO & THREE

- New dark grey carpet
- Vertical blinds
- New fan/ light
- Built in robe
- Freshly painted
- New architraves



56 Denton Park Drive

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 Pauls 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



56 Denton Park Drive

Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter - 56 Denton Park Drive](#)



56 Denton Park Drive

Comparable Sales

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1.	3 Carroll Avenue	3	1	4	June 2018	685 sqm	\$505,000
2.	4 Darby Lane	3	1	4	May 2018	719 sqm	\$443,500
3.	19 Benjamin Circle	3	1	2	July 2018	679 sqm	\$440,000
4.	112 Avery Street	4	2	2	On market	839 sqm	\$479,000 - \$499,000





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

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