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Property Details



8 Ruby Road, Rutherford

Contemporary Family Comfort on a
Corner Block with Rear Access

4  2  2  **\$780,000**

Air Conditioning

Remote Garage

Secure Parking

Fully Fenced

Built In Robes

Dishwasher

Set on a prized corner block in the heart of Rutherford, this modern home offers stylish, low-maintenance living with exceptional functionality including side yard access for added convenience and flexibility.

The home welcomes you with an open-plan living and dining area, filled with natural light and designed for relaxed family living. At its heart, the well-appointed kitchen features stone-look Laminate benchtops, stainless steel appliances, a four-burner gas cooktop, electric oven, retractable rangehood, and a functional cut-out giving line of site to the living area.

There are four comfortable bedrooms, all with built-in wardrobes. The master bedroom is privately positioned and includes a walk-in wardrobe and ensuite. Ceiling fans throughout and a wall-mounted split system air conditioner in the main living area ensure year-round comfort.

Sliding doors lead to a covered alfresco area complete create an ideal spot for weekend BBQs or relaxed evenings outdoors. The fully fenced backyard is pet and family friendly, with side access ideal for storing a trailer, boat, or extra vehicle.

Additional features include:

- ❖ Double remote garage with internal access
- ❖ Internal laundry with direct outdoor access

- 💡 LED downlights throughout
- 💡 NBN connectivity

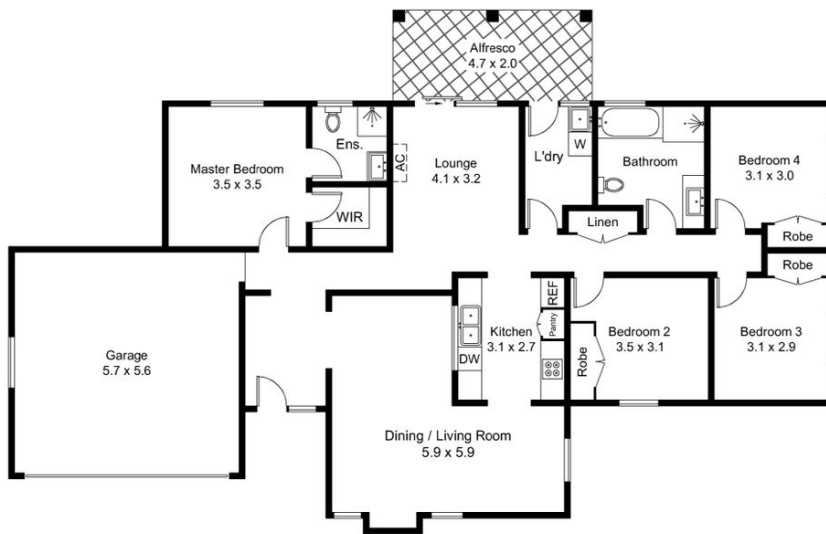
Located close to schools, shops, parks, and public transport, this home delivers modern comfort and smart design in a peaceful, well-connected location.

Contact Michael Haggarty on 0408 021 921 to arrange your private inspection today.

First National Real Estate - 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.

Property Floorplan



(Site Plan Not To Scale)



Approximate Gross Internal Area = 167.8 sq m (Including Garage)

Comparable Sales



29 MILEHAM CIRCUIT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car

Land size: 995

\$755,000

Sold ons: 07/03/2025

Days on Market: 30



130 AVERY STREET, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car

Land size: 884

\$762,500

Sold ons: 04/12/2024

Days on Market: 27



16 PUMPHOUSE CRESCENT, RUTHERFORD, NSW 2320, RUTHERFORD

4 Bed | 2 Bath | 2 Car

Land size: 731

\$750,000

Sold ons: 13/12/2024

Days on Market: 24



245 DENTON PARK DRIVE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

\$795,000

Sold ons: 19/03/2025

Days on Market: 31



242 DENTON PARK DRIVE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 663

\$763,000

Sold ons: 21/05/2025

Days on Market: 28



20 ARROWGRASS STREET, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 776

\$750,000

Sold ons: 29/01/2025

Days on Market: 86



20 HIBISCUS CRESCENT, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 651

Sold ons: 08/04/2025

Days on Market: 36

sale - sold



30 KITE STREET, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 540

\$750,000

Sold ons: 11/04/2025

Days on Market: 19



13 GOLDEN WHISTLER AVENUE, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 480

\$750,000

Sold ons: 28/02/2025

Days on Market: 124



39 DUNNART STREET, ABERGLASSLYN, NSW 2320, ABERGLASSLYN

4 Bed | 2 Bath | 2 Car

Land size: 602.4

Sold ons: 14/05/2025

Days on Market: -7

sale - sold

Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

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



MICHAEL HAGGARTY

PRINCIPAL

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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 knowlegde 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 appraoch to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 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, you can't beat local knowledge and experience.

[Email or Call Mick](#)

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.