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12 Ryan St

Property Gallery


Beginners Dream

\$289,000



 **first national**
REAL ESTATE
David Haggarty

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Bedrooms Bathrooms Car spaces Land size

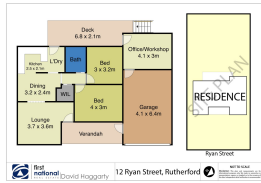
2

1

1

613.4 sqm







12 Ryan St

Description



They say when you start at the very beginning, it's a very good place to start. You would go a long way to find a better entry point to the property market than this one and on first inspection you will see the bones are there for this to be the beginning of a great road to property growth.

The two bedrooms are a good size and each have a ceiling fan and updated Venetian blinds. Just off both bedrooms is the perfectly positioned bathroom with bath and shower, a walk in linen across the hall makes the home very functional.

Open plan is the lounge, dining and updated kitchen area which has a wall mounted air conditioner and modern stainless-steel brand name appliances. Through from the kitchen leads onto the undercover timber deck at the back which is elevated to catch the afternoon breezes and overlooks the shady grassed lawn.

A great work shop is off the single garage complete with storage, shelving and bench space. The garage has access onto front porch and car access to the back yard is provided.

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



12 Ryan St

Inclusions

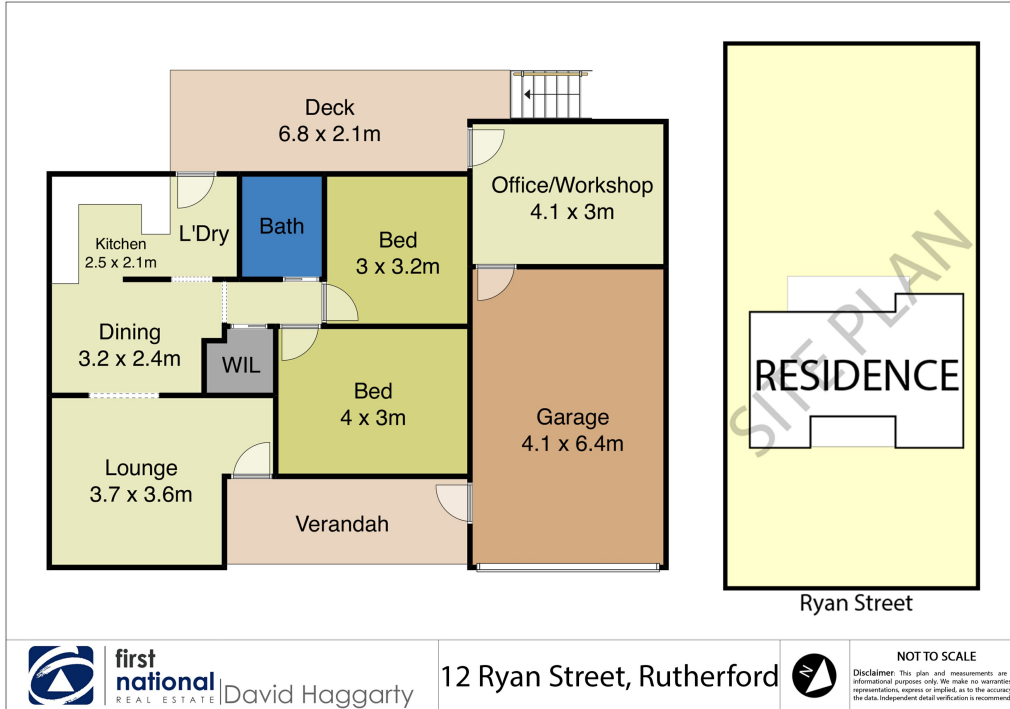


OUTSIDE	BATHROOM
concrete driveway	porcelain WC
Mesh front fence	Single vanity sink
Front porch	Wall mounted mirror
Clad construction	Glass shelf over vanity
Tile roof	Shower over the bath
	Frosted glass window
	Towel rail
LOUNGE ROOM / ENTRY	BEDROOM 1 & 2
Slate entry way flooring	cream carpet
Security screen door	Cream walls
Cream carpet	Ceiling fan / light
Ceiling fan and light	White timber vertices blinds
White Venetian blinds	
Cream walls	
	SINGLE GARAGE
KITCHEN / DINING	Fluro light
white square floor tiles	Shelving
Cream walls	Storage
White Venetian blinds	Workshop off the rear of the garage with access to the back veranda
Pendant light	Additional workshop storage
Samsung split system air conditioner	Workshop bench space
Laming's benches	
Updated kitchen benches and cupboards	BACK YARD
Samsung stainless steel and glass electric cooktop	timber under cover veranda
Samsung fan forced electric oven	Under cover second wall mounted washing line
Stainless steel range hood	Elevated position
Single and half sink	Metal fence
Door to the back veranda	Hills hoist washing line
Laundry nook	Shady grassed back yard with mature trees
Walk in linen cupboard	



12 Ryan St

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



12 Ryan St

Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter - 12 Ryan](#)



12 Ryan St

Comparable Sales

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1.	52 Second Ave	3	1	-	June 2018	588 sqm	\$295,000
2.	34 Vinden St	2	1	1	April 2018	556 sqm	\$274,500
3.	41 Wollombi Rd	3	1	1	March 2018	620 sqm	\$312,500
4.	40 Taree Ave	3	1	1	July 2018	616 sqm	\$295,000





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.