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first national REAL ESTATE Maitland

Property Details



28 Boundary Street, RUTHERFORD

Pick of the Parc

4 2 2

Property Preview

- Ducted Cooling
- Study
- Remote Garage
- Outdoor Entertaining
- Shed
- Fully Fenced
- Built In Robes
- Dishwasher

Located on a picturesque tree-lined street in the Community Title estate of Heritage Parc, surrounded by contemporary homes and open reserve land, this three year old McDonald Jones home is easy to fall in love this.

As pretty as a picture in classic brick, with a traditional porch and a pitched roof, the exterior sets the tone for the serene interior beyond the front door.

There is a real airiness when you enter the home because of the large rooms and high ceilings. The main bedroom suite has been brought to life through this use of space has a real wow factor when you walk in.

Styling a home is like putting together a beautiful outfit, the design process is about combining colours, patterns, and textures to create a style and it has been done faultlessly here.

As you enter the main living space you can&#65533;t help but notice the abundance of natural light. Streaks if sunshine dance across the walls and cast patterns along the timber floors at differing times of the day.

For a family home, a large island bench is essential as a lot of time will be spent standing around it. It's where people congregate. Both pretty and practical, the stone bench here runs the length of the kitchen and a walk-in pantry means there is a place for everything in the kitchen to be put out of sight and keep the bench clear.

The family will spend most of it's time here and it's a living area which is relaxing and inviting. Coffered ceilings help demarcate zones within the open plan space and duel aspect, corner stacking doors will be thrown open for the kids to roam between inside and out.

The functionality of this home is second to none. There's oodles of storage in every room as well as a storage room/linen and walk-in appliance cupboard and a defined study just off the kitchen is the perfect zoom-room for those working from home.

An outlook of green vistas is an instant mood booster in any property and with open reserve land surrounding the home front and back you feel cocooned by nature from the moment you pull into the garage to your first sip of a little something in the alfresco area at the end of the day.

Essentially, 28 Boundary Street, Heritage Parc is an elegant yet unpretentious abode and with all the hard work already done, it's ready and waiting for its next lucky family to enjoy.

This property is proudly marketed by Pat Howard, contact 0408 270 313 for further information or to book your private inspection.

" First National David Haggarty, We Put You First "

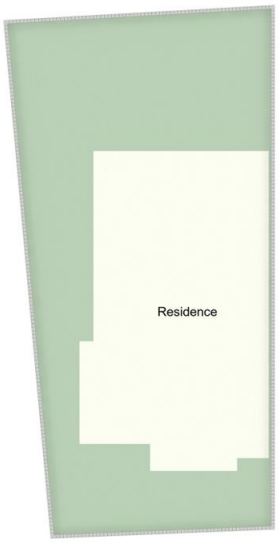
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.


Kyle St
RSPCA NSW
Hunter Shelter
Harvest Pools
Swing Factory - Maitland
Temporarily closed
Kings Engineering
Victory Wy
Marlborough St
Regiment Rd
Buffier Cres
Garwood St
Australian
Plantation Shutters
S
Divine Designs
Wedding & Events
Detailia
Mr btr
Stony Creek
Wollombi Rd
Exclusive Vintage
Wedding Cars
Wollombi Rd
Drainkeepers
Farley
Google
Map data ©2026 Google

Property Video

Floorplan





Site Plan
(Not to Scale)

28 Boundary St - Rutherford

All information contained herein is gathered from sources we deem reliable.
However, we cannot guarantee its accuracy and act as a messenger only in passing on the details.
Interested parties should rely on their own inquiries and the contract for sale.
The floor plans are artist's impressions only. The site plan is not to scale.

Relevant Documents

Make An Offer Form
Media on Investing in Rutherford
Rental Estimate Letter
Marketing Contract

Property Inclusions

Front

Triple drive

Double gates to yard

Rear vehicle access

Double remote door

Front porch

Frosted glass front door

Overlooking reserve

Bedrooms

MAIN SUITE

Wool carpet

Entry nook

Plantation shutters

Dual aspect windows

Downlights

Ceiling fan

Walk-in robe

Separate WC

Double stone-top floating vanity

Wall mounted mirror

Double shower

Shelf ledge in shower

Double towel rail

BEDROOMS 2 - 4

Ceiling fan

Wool carpet

Downlights

Plantation shutters

Double door robe

Kitchen

Timber look floor

Stone benches

Double sink

Flick mixer

Integrated microwave

Fisher Paykel stainless steel dishwasher

Breakfast bar

Pendant lights

Downlights

Herringbone tiles

Timber look overhead cupboards

900mm stainless steel Fisher Paykel duel fuel stove

Stainless steel range

Fridge nook

Walk-in pantry

Living | Dining

Timber look floors

Downlights

TV neish

Built-in cupboards

Plantation shutters

Coffered ceiling

Drapes

Sheer curtains

Corner stacking doors

Media Room | Study

MEDIA ROOM

Wool carpet

Plantation shutters

Double hung windows

Ceiling fan

Downlights

Frosted glass door

Stacker door to alfresco

Sheer curtains

Drapes

STUDY | ZOOM ROOM

Timber look flooring

Built-in desk nook

Plantation shutters

Double hung window

Furniture neish

Bathroom | Laundry

MAIN BATHROOM

Separate WC

Subway wall tiles

Charcoal floor tiles

Plantation shutters

Frosted glass windows

Deep bath - in hob

Single timber, stone top vanity

Wall mounted mirror

Shower with rail and rainwater head

Double towel rail

Exhaust fan

LAUNDRY

Charcoal floor tiles

Sliding glass external door with pet door

Bench mounted sink

Under bench cupboards

Overhead cupboards

Exhaust fan

Roller blinds

Frosted glass door to house

Rear | Alfresco | Extras

REAR | ALFRESCO

Concrete floor

Under roofline

Two ceiling fans

Downlights

Lined ceiling

Pebble Crete rear parking pad

Drop down washing line

Retained over 2 levels

Overlooking reserve at rear

Cubby house

Swing set

Water tank

EXTRAS

3-year-old

McDonald Jones

Ducted AC ActronAir

Walk-in linen

Internal access from garage

Walk-in appliance/broom cupboard

Instantaneous Gas hot water

Solar 28 panel

Views over driving range

Liveability Features of the Home



Liveability Features of 28 Boundary Street, Rutherford

- Mixed climate zone

- In 2015 Heritage Parc was awarded one of the most sort after awards in urban development, the Urban Development Institute of Australia (UDIA) NSW Award for Excellence in Residential Development. The Cheif judge, Laurie Rose said "Heritage Parc provides an unusual and impressive range of open spaces and outdoor recreation facilities around a series of lakes that will no doubt deliver a very attractive lifestyle for residents," he said.

"The masterplan responds sensitively and astutely to the environmental attributes of this former golf course, with over 50 per cent of the 102ha site comprising lakes and parkland, which will be managed by residents as part of this 450 lot community title estate.

"In a regional market where price-sensitivity is always an issue, Heritage Parc demonstrates how quality landscaped parks, public art, play equipment and many other inclusions can be delivered and maintained in an affordable manner."

- The front of the home faces a north/west position aspect ensuring that the hot Summer afternoon sun is oriented to the utilitarian side of the home where the smaller windows and no glass doors are located. The large glass stacker doors onto the alfresco area are protected through these months with the alfresco area under the main roof line of the home and preventing the heat coming in thought the glass.

- 29 panels of solar and a rainwater collecting water tank have been installed along with water efficient devices and full insulation. A brick construction also protects the home from temperature changes and gas instantaneous hot water is provided.

- Ceiling fans throughout and energy efficient ducted and zonable air conditioning both heat and cool the home. Gas bayonets offer the ability for gas heating.

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Comparable Sales

18 CENTREFIELD STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
$885,000
Sold ons: 10/02/2022

45 TOURNAMENT STREET, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
$855,000
Sold ons: 23/12/2021

101 GRAND PARADE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 4 Car
$860,000
Sold ons: 06/09/2021

102 GRAND PARADE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
$910,000
Sold ons: 06/08/2021

112 GRAND PARADE, RUTHERFORD NSW 2320

5 Bed | 2 Bath | 2 Car
$920,000
Sold ons: 08/12/2021

20 MIDFIELD CLOSE, RUTHERFORD NSW 2320

4 Bed | 2 Bath | 2 Car
$920,000
Sold ons: 26/08/2021

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Around Rutherford

When we first started selling in Rutherford at the time that it was first developed, it was originally know as “The Country Estate“. Today, while Rutherford is still surrounded by farm holdings the emphasis has shifted to suburban living and buyers are certainly demanding it.

We are finding the modern homes with plenty of room for a growing family are achieving stronger sale prices and these changes in building trends have had an obvious impact on values in Rutherford. Once where the majority of houses were 3 bedroom, one bathroom, we now see a majority of 4 and 5 bedroom homes with plenty of outdoor living. We remember when $150,000 was a huge price for Rutherford and would get you one of the best houses in the suburb. Now you have to spend around the $600,000 mark to secure the best properties.

Rutherford is becoming more and more popular and some of the reasons from buyers are:

- Easy access to the Maitland CBD
- Larger homes becoming available in the area
- Ease of access to the Hunter Valley and the mining areas
- Increase in upper end property prices
- 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.

AROUND RUTHERFORD:

Schools

- Rutherford Primary School
- Rutherford Technology High School School
- St Paul’s Catholic Primary School

Cafes & Restaurants

- Cuppa Joe Cafe
- Addil Indian & Kebab Restaurant
- The Bradford Hotel
- Bliss Coffee
- Breezes Cafe
- The Rutherford Hotel

Shopping

SHOPPING:

• McKeachie Shopping Complex
• Rutherford Shopping Complex• Rutherford Super Center

About Us

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.