



## 226 Main Street, RUTHERGLEN, VIC 3685

### Little Charmer In The Heart of Wine Country

Tremendously positioned close to the CBD of historic Rutherglen and on the doorsteps of some of the region's most renowned wineries, this warm and inviting family home is aiming right at you first-timers, downsizers and intelligent investors. Immaculately presented throughout, the home's cheery street presence beckons you up to the front verandah and on through to the spacious and bright formal lounge, then flows on to the dining space and updated kitchen. All 3 bedrooms are good-sized, with fresh carpets and paint. There's also a renovated bathroom and separate laundry, good storage and ducted cooling and heating for year-round comfort. Outdoor entertaining is quite special, courtesy of the brilliant decked alfresco leading off the lounge room. There's also an awesome 6x7m powered shed to complement the double carport, easy-maintenance gardens front and back, and heaps of room for kids and furry kids thanks to the 739m allotment. For the intelligent investor, rent is presently \$450 to amazing, long-term tenants, with market rent being \$500. With Rutherglen's cafes, restaurants and CBD within easy walking distance, its famous wineries all close by, and Albury Wodonga a short 30min drive away, come do life with a different approach. Call now for inspection times.

- Land Area 739.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 21P10186

#### SALE DETAILS

**\$530,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

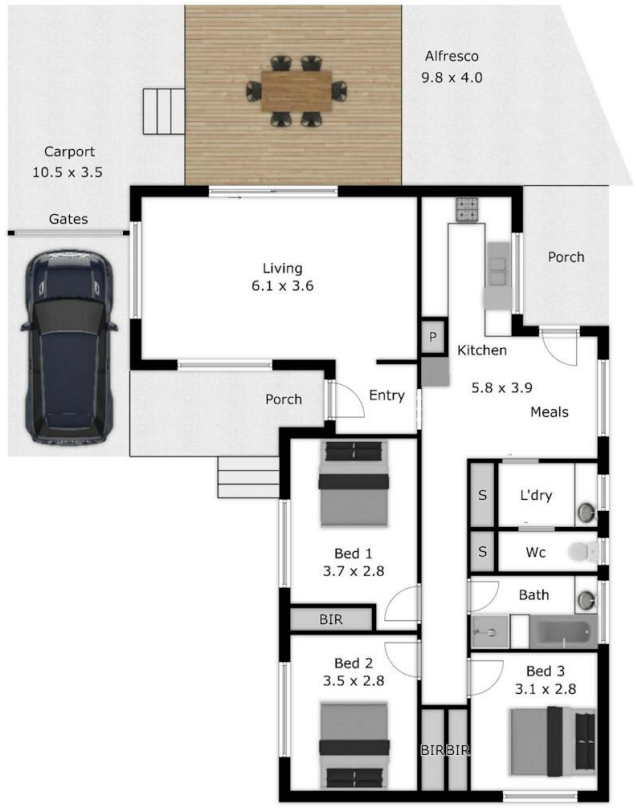
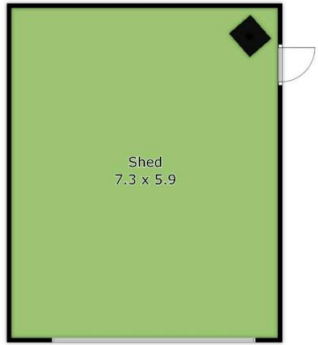
**Manny Gonzalez**

0400 478 218









Please note: This plan has been generated for advertising only and may not be exact. Interested parties are to do their due diligence to verify any information provided in this plan.