



## 3/20 Moodemere Street, RUTHERGLEN, VIC 3685

### Hidden Luxury in the Heart of Wine Country

Designed across a striking split-level layout, the residence comprises three generous bedrooms and three beautifully appointed bathrooms, offering flexibility and space for both permanent living and luxury weekend escapes.

Presenting in as-new condition throughout, the property has only ever been utilised as premium short-term accommodation, resulting in a level of presentation and upkeep that is immediately noticeable upon arrival.

The interiors are light-filled and sophisticated, with open-plan living and dining zones seamlessly connected to a beautifully appointed kitchen. The split-level design creates a unique sense of space and character, while outdoor entertaining areas provide the perfect setting to relax and enjoy the peaceful surrounds.

Located moments from Lake Moodemere, golf course, award-winning wineries and the vibrant Rutherglen township, this is a rare turn-key opportunity equally suited to lifestyle buyers, investors or those seeking a premium regional retreat.

A beautifully maintained residence where quality, presentation and lifestyle combine

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:** 21P10231

#### **SALE DETAILS**

**\$690,000**

#### **CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Tristan Wright**

0411 434 136

effortlessly.

- Bedrooms: 3
- Bathrooms: 3
- Double carport
- Ensuite
- Floorboards



