



2 & 3/13 Herbert Street, RUTHERGLEN, VIC 3685

Rutherglen Investment! Serious Vendors - Will Consider Offers

A quiet Rutherglen location, this low maintenance brick veneer unit offers convenience plus!

Make your home in Rutherglen or commute to work with Wodonga an easy 30 minute drive and Wangaratta also an easy commutable distance.

Featuring two cozy bedrooms, a practical combined bathroom and laundry, and a well appointed kitchen with a ceramic cooktop and electric underbench oven, this space is perfect for easy living.

The adjoining living area is ideal for relaxing after a long day, and with ducted evaporative cooling and an electric wall heater, you'll stay comfortable year-round.

Set in a block of five units, this property is a fantastic investment opportunity with all units currently tenanted.

Whether you're looking to expand your portfolio or dive into the property market, this unit in sought after Rutherglen offers a great lifestyle for tenants and a solid return for owners.

TYPE: For Sale

INTERNET ID: 21P8399

SALE DETAILS

\$275,000 - \$285,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

A great option for the first home buyer, downsizer or investor.

A great option for the first home buyer, downsizer or investor with the units currently tenanted as follows -

Unit 1 - sold

Unit 2 - \$320p/w on a month to month basis

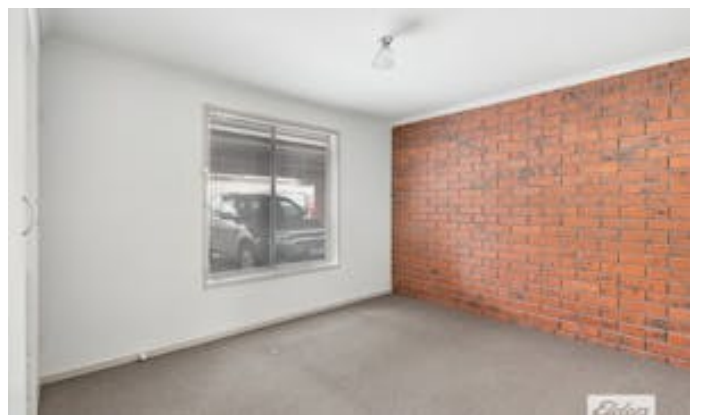
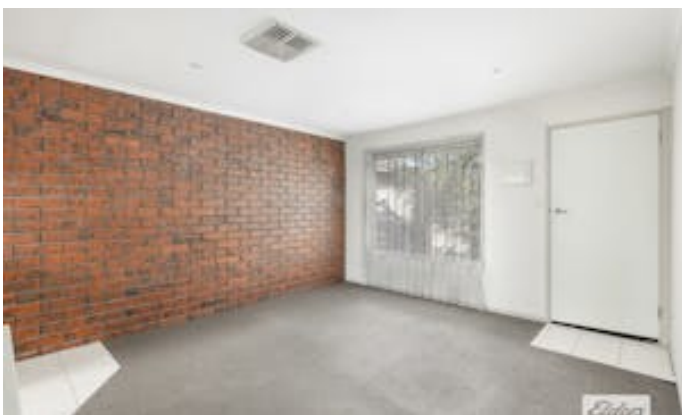
Unit 3 - \$350p/w (anticipated rent, currently vacant)

Unit 4 - sold

Unit 5 - sold

Strata - \$1,765.82 per annum for units 2,3 & 4

- Bedrooms: 2
- Bathrooms: 1
- Single carport







APPROX. INTERIOR LIVING AREA
53.2 sq. m

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.