



2 Lemin Avenue, RUTHERGLEN, VIC 3685

Hidden Township Acreage with Space, Lifestyle & Entertaining

Tucked away in one of Rutherglen's quiet and hidden Streets, 2 Lemin Avenue offers a rare opportunity to secure just shy of an acre within the township itself. Combining space, privacy and lifestyle, the property delivers the feel of a rural holding while remaining only moments from Rutherglen's main street, schools and everyday amenities.

The updated family home provides a comfortable and functional layout designed for modern living. The master bedroom features its own ensuite, while the remaining bedrooms are well-proportioned and serviced by the two extra bathrooms. Two separate living areas offer flexibility for families, allowing space for both relaxed everyday living and entertaining.

At the heart of the home, the living and dining areas flow seamlessly to a superb outdoor entertaining zone, creating the perfect setting for gatherings with family and friends while overlooking the expansive grounds.

Externally, the property truly shines. The generous allotment offers excellent access to the rear of the block, including entry via a side lane, making it ideal for those needing additional vehicle access, storage for trailers, caravans or further shedding (STCA). A

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: 21P9697
SALE DETAILS
COMING SOON -
\$890,000

CONTACT DETAILS
Albury
 140 High Street
 WODONGA, VIC
 02 6021 2199
Tristan Wright
 0411 434 136

full concrete tennis court adds a unique lifestyle feature rarely found within township properties, while the surrounding open space provides endless potential for gardens, recreation or further improvements.

Properties of this scale and versatility within the Rutherglen township are extremely difficult to secure. With its combination of land size, privacy, practical access and lifestyle appeal, 2 Lemin Avenue represents a standout opportunity for buyers seeking space without sacrificing convenience.

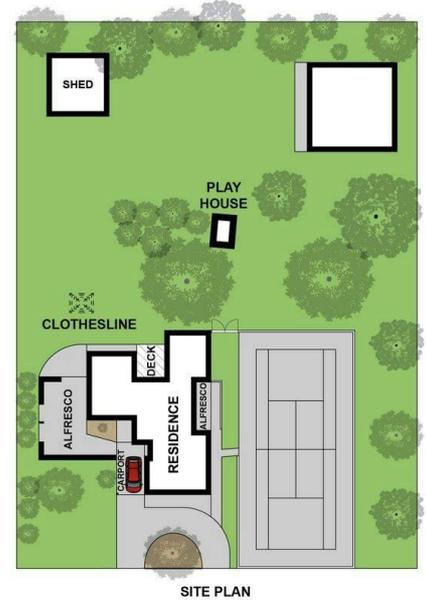
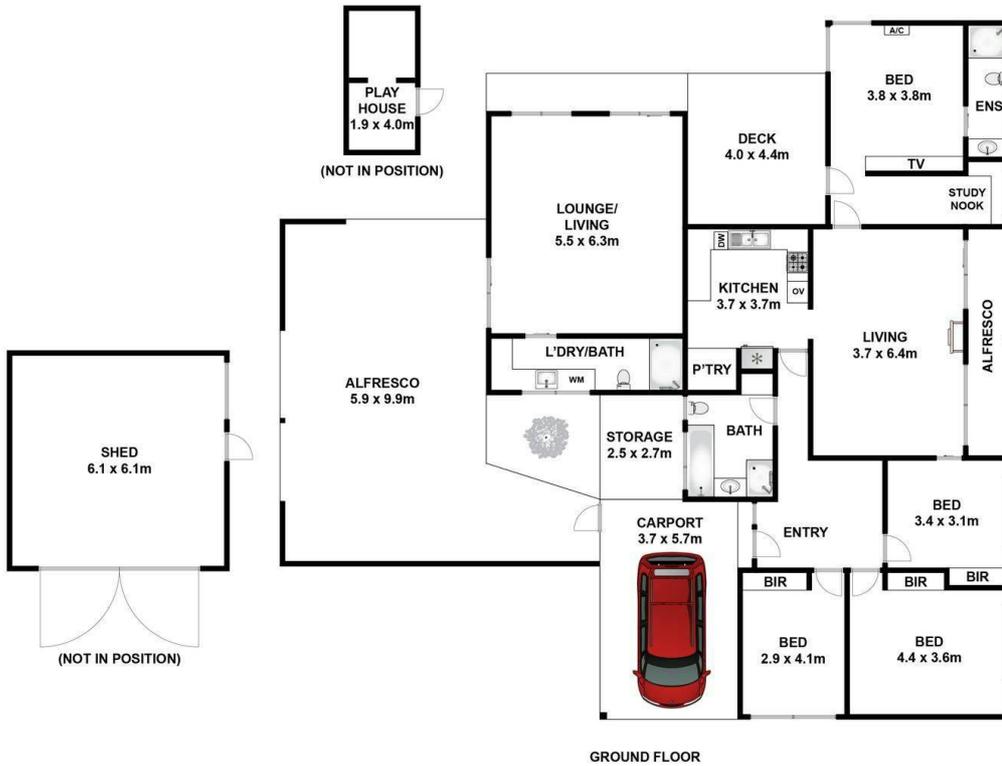
Other features: Close to Schools, Close to Shops

- Land Area 3,806.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Double carport
- Ensuite









Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



2 Lemin Avenue, Rutherglen