



## 1 Carlyle Court, RUTHERGLEN, VIC 3685

The Perfect Downsizer, Investment or Easy-Care Home in the Heart of Rutherglen!

Tucked away in a quiet, hidden location and just a short walk to Rutherglen's main street, 1 Carlyle Court is exactly the type of property buyers are constantly asking for - low maintenance, great location, and easy to live in.

The brick veneer home offers a comfortable, practical floorplan with a light-filled open-plan living area and a functional kitchen with good storage and bench space.

The bedrooms are well proportioned, with the master offering ensuite access, while split system heating and cooling keeps the home comfortable all year round.

Outside, the private, low-maintenance yard and covered outdoor area make it ideal for relaxed living without the upkeep - perfect for downsizers, retirees or anyone wanting to simplify.

With a double garage offering secure parking, and a location that puts you within easy walking distance of shops, cafes and everything Rutherglen has to offer, this is a property that will always be in demand.

**TYPE:** For Sale

**INTERNET ID:** 21P9933

### SALE DETAILS

**\$620,000**

### CONTACT DETAILS

**Albury**

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**Tristan Wright**

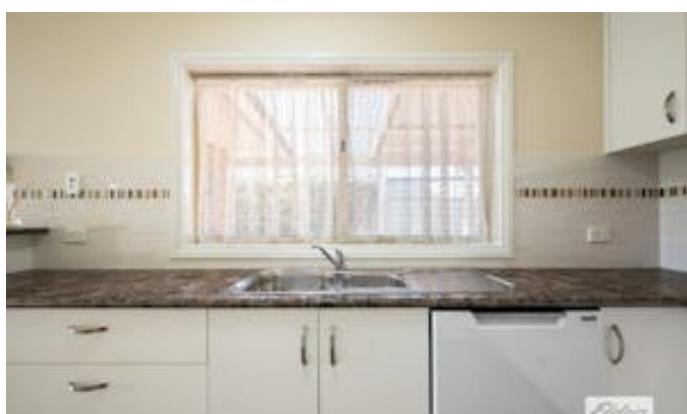
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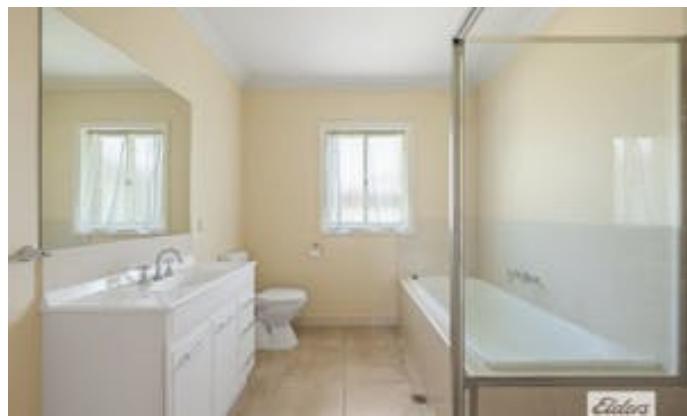
Low-maintenance homes in this location rarely last long.

<https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Carpeted, Close to Shops, Roller Door Access

- Land Area 500.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite







**TOTAL: 118 m<sup>2</sup>**

FLOOR 1: 118 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, PORCH: 13 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

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