



## 35 Douglas Street, RUTHERGLEN, VIC 3685

A Statement Home In Rutherglen's Most Prized Pocket

E.O.I - 25/02/26 - if not sold prior

Set within one of Rutherglen's most tightly held no-through streets, this impeccably designed four-bedroom residence delivers a sophisticated lifestyle defined by quality, privacy and effortless living. Surrounded by established homes and just moments from Barkly Park, the town centre and celebrated wineries, the location is as desirable as the home itself.

Beyond a wide, light-filled entry, the interior unfolds with calm confidence. Expansive living and dining zones are framed by double-glazed windows and anchored by a gas log fireplace, creating a space that feels both luxurious and inviting. Seamless indoor-outdoor connection leads to a private courtyard, perfect for relaxed entertaining or quiet retreat.

The kitchen is a refined centrepiece. A sleek galley layout is complemented by premium appliances, extensive cabinetry, a walk-in butler's pantry and dual skylights that flood the space with natural light. Every detail has been considered. A separate theatre room with double doors offers a second living zone - ideal for hosting, relaxing or family flexibility.

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:** 21P9959

**SALE DETAILS**

**E.O.I - if not sold prior!**  
**Guide \$850,000**

**CONTACT DETAILS**

**Albury**  
140 High Street  
WODONGA, VIC  
02 6021 2199

**Tristan Wright**  
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The master suite is a sanctuary, featuring a walk-in robe with full-length mirror and a beautifully finished ensuite. Three additional bedrooms are generously proportioned and serviced by a central bathroom and separate powder room. A thoughtfully designed laundry with abundant storage further enhances everyday ease.

Outdoor living has been elevated to another level. The alfresco zone is complemented by a brand-new natural gas outdoor kitchen complete with a Matador BBQ, built-in cabinetry and Gasmate pizza oven - an entertainer's dream, designed for year-round enjoyment. The landscaped rear garden is both elegant and low-maintenance, featuring raised vegetable gardens and established citrus trees.

Functionality meets indulgence with exceptional garaging and workspace. An oversized three-car garage with rear roller access is paired with a fully insulated workshop equipped with power, air-conditioning and workbenches - perfect for trades, hobbies or secure storage. Additional features include a built-in security safe, 5kW solar system, evaporative cooling, plantation shutter blinds, pop-up irrigation and rainwater tanks connected to amenities.

Equally suited to local families upgrading, interstate/city buyers seeking a refined regional escape, or professionals wanting space without compromise, this home offers luxury without excess and lifestyle without effort.

Positioned just moments from Rutherglen's vibrant main street, boutique caf  s and award-winning wineries, this is an exceptional opportunity to secure a statement home in one of the region's most desirable settings.

Other features: Carpeted, Close to Shops, Kitchenette, Security System

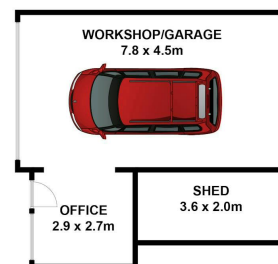
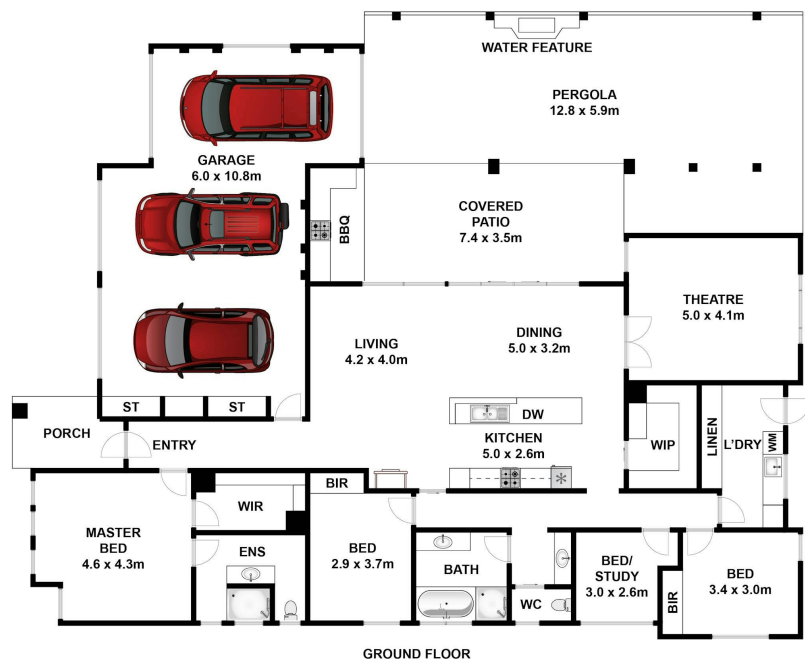
- Land Area 841.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite



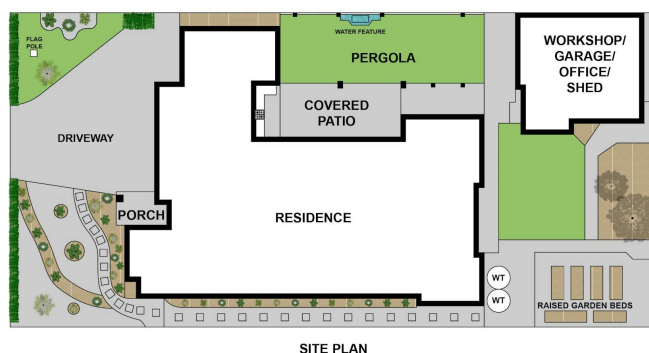








(NOT IN POSITION)



Whilst [bwrn.com.au](http://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.



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**Elders** Real Estate



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