

**10 Rutland Street, Warragul, Vic 3820**

**nockingstuart**

**House For Sale**

Tuesday, 14 November 2023

10 Rutland Street, Warragul, Vic 3820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 970 m2**

**Type: House**



Ben Robinson  
0416235716

**\$675,000**

Enjoying elevated district views and a delightful North-East aspect over neighbouring properties, this well-located Warragul North home is positioned close to parkland, schools and convenience store. Providing 3 bedrooms – main with ensuite and 4 door built in robe, separate study, spacious lounge / dining room arrangement, sundrenched family / meals area, timber kitchen with 2 door pantry and breakfast bar, updated main bathroom with separate toilet, gas ducted heating and split system cooling. Accessed off the family / meals area is an expansive and elevated covered verandah afforded scenic views over a very private rear yard providing the perfect place to relax and unwind. Car accommodation is well catered for with full concrete driveway and lower-level 3 car auto garage plus adjoining workshop / store room or rumpus area. A rear positioned roller door allows for convenient back yard access and provides entry to the bonus 7.5x6.5 colourbond shed complete with concrete floor and power. With mature landscaped surrounds, solar panels and occupying a sizeable 950m<sup>2</sup> allotment in a sought after quiet street location, this property is being offered for sale for the first time in nearly 20 years and is definitely worthy of your inspection.