

**13 William Street, Rutherglen, Vic 3685**

**Professionals**

**House For Sale**

Friday, 19 January 2024

13 William Street, Rutherglen, Vic 3685

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 903 m2**

**Type: House**



Josh Hill

0488022344



Terry Hill

**\$359,000**

Conveniently situated in a quiet location within a short stroll to the centre of town, this charming residence offers the perfect opportunity for the first home buyer, renovator, or project enthusiast. Offering three large bedrooms all with ceiling fans, plus a practical kitchen with electric oven and cooktop, as well as an updated laundry. The large separate living zone sits to the front of the house and is the perfect spot to sit and unwind, whilst the home also boasts a wood fire and multiple split systems for year-round comfort. The large, updated bathroom is complete with shower, toilet and single vanity & is positioned perfectly to service all the bedrooms, there is also a second toilet off the laundry. Outside is a very low maintenance yard, plus two car tandem carport, there is also multiple shedding options with the block offering the perfect scope to potentially subdivide and build another dwelling (STCA) or to renovate the existing residence into something special. With plenty of opportunity to either further improve the current home, sub divide (STCA) or add to your investment portfolio, 13 William Street is sure to move quickly! For more information or to arrange a private inspection of this rare offering, contact Josh Hill on 0488 022 344.