

# 16 Barkly Street, Rutherglen, Vic 3685



## House For Sale

Tuesday, 7 May 2024

16 Barkly Street, Rutherglen, Vic 3685

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1345 m2

Type: House



Tristan Wright

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**E.O.I - closing 23rd May 2024 at 4pm.**

Introducing 16 Barkly Street, a freshly updated gem set on a generous 1345m<sup>2</sup> allotment; the perfect property for first time buyers or anyone looking to settle into a comfortable, stylish home with room to grow. As you step inside, you'll be greeted by a freshly painted interior and new flooring that adds a touch of modern elegance. The warmth of new carpet in each of the three bedrooms creating a cosy retreat for rest and relaxation. Every bedroom is thoughtfully equipped with overhead fans and built-in robes to ensure complete comfort and convenience. The open kitchen/dining area and adjoining lounge room are tastefully updated and well-appointed throughout, offering convenience and style while the bathroom and laundry facilities are both practical and convenient, and there's still room for further renovation if desired. Externally is just as impressive & inviting with attractive gardens to the front and rear providing a safe and picturesque environment for growing families or pets. For those who love to tinker or need extra storage, the side access next to a carport leads to an up to an impressive 6m<sup>2</sup> x 12m<sup>2</sup> shed, complete with a built-in workbench, sink and potbelly heating, providing an ideal for projects or a spot to simply enjoying your hobbies in comfort. Raised vegetable gardens are ready for your green thumb, and a large handy garden shed keeps all of your gardening tools within reach. An existing concrete slab provides a current foundation for alfresco dining, seamlessly add a cover/pergola to transform this into an outdoor oasis and entertain all year round. 16 Barkly Street is a home that's been lovingly updated and is waiting for someone to create lasting memories. If you're looking for a move-in-ready home with the potential to reflect your personal taste, your search could end here! Or, a fantastic investment opportunity, tenant ready and a large allotment for further development (S.T.C.A) don't wait to make this inviting property your own!<https://www.consumer.vic.gov.au/duediligencechecklist>