

**24 Rutherford Place, Alfredton, Vic 3350**



**House For Sale**

Monday, 3 June 2024

24 Rutherford Place, Alfredton, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 382 m2**

**Type: House**



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**\$475,000 - \$495,000**

This is a spacious 3 bedroom, 2 bathroom home positioned on a compact allotment close to shopping, schools and services. The home features a large open-plan kitchen/living room that connects to a private courtyard, perfect for outdoor dining and entertaining. Additionally, there is side access with enough space to store extra vehicles or a caravan. The spacious lounge-dining area features both a gas heater and a split system AC for year-round comfort, centrally located in the home and also offers direct access to the garage. The U-shaped kitchen offers ample storage with a dishwasher, upright gas cooker, and range hood. It is connected to the laundry, which also provides additional storage space. The master bedroom is well-proportioned with a large walk-in robe and ensuite, while bedrooms 2 and 3 each have built-in robes. With an established low-maintenance garden in the front and rear, ideally located in a quiet area of Alfredton, close to Victoria Park and a short trip to the lake. Nearby amenities include Aldi, a pharmacy, and a general practice, with easy access to Lucas and DTC. Zoned to Ballarat High School and is surrounded by many schools, making it well-suited for first-home buyers, downsizers, or investors. is surrounded by many schools, making it well-suited for first-home buyers, downsizers, or investors.\*\*\*Every precaution has been taken to establish the accuracy of the above information. However, prospective purchasers are advised to carry out their own due diligence\*\*\*