

**26 Esmonde Street, Rushworth, Vic 3612**

**Bolton** Estate Agents

**Sold House**

Sunday, 24 September 2023

26 Esmonde Street, Rushworth, Vic 3612

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Chris Bolton

## Contact agent

This charming 2/3-bedroom solid brick period residence is ideally located right in the heart of the historic township of Rushworth and is on an 600m<sup>2</sup> allotment. With mainly original and some updated features this home is ready to live in today and update at a later time. You are greeted by an impressive west facing full front bullnose verandah and upon entry period leadlight windows and the height of the ceilings are also a feature. The front lounge room has an open fireplace and split system air conditioner and could easily be utilized as a bedroom, the second and third bedrooms have built-in robes with another split system in the 3rd. The central main living area enjoys enough space for a family table setting and with a mainly original good sized country kitchen adjoining all your living needs will be met! The spacious main bathroom couples as a laundry. And as a bonus you have a side laneway that enables you to get good access to your backyard. This represents an excellent opportunity for the first home buyer to enter the regional market!