

**32 McDonald Street, Rushworth, Vic 3612**

**Bolton** Estate Agents

**House For Sale**

Wednesday, 12 June 2024

32 McDonald Street, Rushworth, Vic 3612

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1197 m2**

**Type: House**



Chris Bolton

**\$340,000 - \$360,000**

Located just five minutes from the heart of the popular and historic township of Rushworth, this affordable three-bedroom brick residence is set on a generous 1197 sqm allotment. Each bedroom is equipped with built-in robes, and the central bathroom features both a shower and a bath. With the state forest at the rear, this property is perfect for those who enjoy country bush walks. Outdoor enthusiasts will appreciate that Waranga Basin is only 12 minutes away, offering excellent boating and fishing opportunities. The property itself boasts fully established native gardens. The main lounge/living area and adjoining kitchen/meals area include a wood heater, ideal for the cooler months. An evaporative cooling system ensures comfort during the summer. The enclosed outdoor living area is perfect for enjoying hot summer days. Additionally, the property features a double lock-up steel garage with power and water connections, providing an ideal space for various activities and hobbies. Constructed in the 1980s and largely in its original condition, this residence offers significant potential for enhancement. Recent sales figures suggest this property will be a sound investment for the future.