

**78 Rutherford Street, Avoca, Vic 3467**



**Sold House**

Saturday, 10 February 2024

78 Rutherford Street, Avoca, Vic 3467

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1011 m2**

**Type: House**



Heathcliffe TEAL  
0400599567

## Contact agent

This property is a renovator's dream: Yes, to hard work but so full of promise and in a prime location that the only result would be/could be outstanding. Set on 1011m<sup>2</sup> (Approx) there are views of the Pyrenees Ranges from the front verandah and a walk to High Street is only a few minutes. The house is set in the middle of the block and there is rear access from Barnett Street. Mature trees and shrubs surround the house and there is a scattering of small sheds. The floorplan of the house is as follows: from entry into the central hallway there is a small parlour (OFP) and opposite is the main bedroom; the hallway continues into a most impressive, large living room (could also be dining) with tall ceilings, original timber finishes, open fireplace (gas heater fitted) and access to a further 2 bedrooms. There is 1 bathroom with a bath and shower and toilet and the kitchen has retained the old wood fire stove. Here, there is space for a kitchen table with views directly to the back yard - the size of which is a heaven in the making for children. This property won't be long on the market and we thoroughly recommend inspection. Please contact the agent for details