

# 79-81 Rutherford Street, Swan Hill, Vic 3585

*bn* BROAD REALTY

## House For Sale

Friday, 3 November 2023

79-81 Rutherford Street, Swan Hill, Vic 3585

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1721 m2**

**Type: House**



Charlotte Broad

**\$595,000**

A convenient setting with public transport at your doorstep, this increasingly rare offering presents one home of original character, two titles and the opportunity to dream big within the vibrant Swan Hill community. Perfect for developers looking to leverage immediate rental return while plans and permits are submitted and approved, these two neighbouring properties sold as one provides a chance to embrace future dreams of contemporary living. Delivering a collective 1,721sqm (approx.) of land across both titles, a sensational base to build presents ready to develop with unlimited parameters (STCA) confirming family requirements can be met with architectural flair. Radiating a magnetic country charm, the original 4-bedroom home provides an immaculate base to utilise with immediate rental return, or occupy while future dreams are established. Cherished by a single family for decades, the home comes complete with study, internal storage/cloakroom, multiple living zones, with a central kitchen and dining room. Well-equipped with split-system heating and cooling, wall air-conditioning, outhouse, well-loved gardens with rear alfresco and oversized single garage, this unique development opportunity occupies a position only moments from Swan Hill's thriving community of retail, cafes, local schools and recreational facilities.