

12 Rutland St, Warragul, VIC 3820

Sold - \$445,000

House 4  2 



## Warragul's Finest Location

\*3D Interactive Tour available or Contact agent to arrange a private inspection\*

This ideally located property on an elevated 824m2 approx. allotment with stunning views, represents great value for first home buyers, investors and retirees. Situated in close walking distance to Warragul North Primary School and Kiah Park, the home offers you a fantastic opportunity to own your own slice of real-estate heaven.

Comprising of 3 spacious bedrooms with BIR's, ducted heating, high ceilings, hardwood floors, renovated bathroom with stone bench tops, cosy wood fire and ample storage options that have to be seen to be believed. The fully equipped 1 bedroom bungalow with ensuite, kitchenette and split system heating/cooling provides great options for the home business or growing teenager. Additional features include open air alfresco, under house storage, boat/caravan storage and a single car garage with workshop. Conveniently located just a short walk from the CBD in a friendly neighbourhood, this property does not disappoint! And it's all at an affordable price!

Open for Inspection

By Appointment.

Listed By  
Clare Locke

Mobile: 0400 445 886

