



## RUTHERGLEN

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Only 8 kilometres south east of Rutherglen and less than 30 minutes to Wodonga we're excited to offer this outstanding well presented farmlet of 13.88 hectares (34.3 acres).

Spacious refurbished vinyl clad home means no more painting.

Comprises; 4 bedrooms, main en suite with spa & double walk in robe, new Flair kitchen with European stainless steel appliances, dishwasher and genuine walk in butlers pantry, formal lounge & sep. games room, office/studio, Inverter air conditioners plus free standing solid fuel heater verandahs front & rear, double carport at home, excellent shedding of almost new, powered 6 X 6m color bond workshop, large open fronted shed plus a shearing shed.

Good water supply via 50,000 litres rain tanks, 3 dams. Potential for more tanks. Silo, stockyards with loading race and new cattle crush. Regular Mail delivery, garbage collection service and school bus at front gate. Sealed road.

**Price** : \$ 445,000

**Land Size** : 138807 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/rutherglen/residential/rural/5835672>