



### 45 Rutherglen Crescent Gowanbrae VIC

3 2 3

Spoil your family with the luxury of space: this beautifully presented three bedroom, two bathroom residence features astonishingly generous design creating a laid-back feel you'll love. In addition to a separate living room there's an upstairs retreat, plus a vast kitchen/dining/family zone, covered outdoor entertaining area and big rear garden. Everything from a five burner gas cooktop to a fan forced electric oven, canopy rangehood and dishwasher will be at your fingertips when cooking up a storm in the kitchen. Complementing large double bedrooms with BIRs (main WIR) you'll find a spacious ensuite, main bathroom and powder room, while extra features include a video intercom, security system, ducted heating/cooling, driveway and automatic double garage. Directly on the local bus route, it's just a short drive to Westfield, Airports, the Ring Road and freeway access.

**Price** : \$ 745,000  
**Land Size** : 577 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/gowanbrae/residential/house/6209314>



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