

## Echuca, 8 Rutley Crescent

'Stylish Renovation, Prime Location &ndash; The Perfect Place to Call Home'

Step into luxury with this exceptionally reconstructed 4-bedroom home perfectly positioned in the heart of Echuca. Just a short walk to the bustling Echuca CBD, this property offers the ultimate combination of style, comfort, and practicality. Stylishly Recreated with No Expense Spared

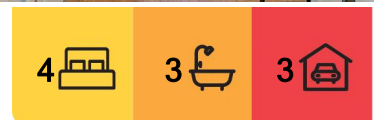
This home has been thoughtfully reimagined to deliver modern living at its finest. With no expense spared, every element has been designed to provide a luxurious lifestyle, making it a standout opportunity for families, entertainers, and savvy investors.

Indoor-Outdoor Living at its Best

Enjoy seamless indoor-outdoor living and dining with spacious dining and lounge areas opening directly onto the ultimate alfresco space. Whether you're hosting family gatherings



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$845,000 - \$875,000

**View**  
Sat 2nd Aug @ 11:00AM - 11:30AM

**Contact**  
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**LJ Hooker Echuca**  
**(03) 5480 6922**

or relaxing in private, the low-maintenance private yard provides a perfect setting to enjoy Echuca's beautiful weather year-round.

### A Home Designed for Lifestyle

- 4 Spacious Bedrooms: Generous, light-filled rooms with ample storage.
- 2 Ensuites + Central Bathroom: Luxuriously appointed bathrooms for ultimate convenience and style.
- Designer Kitchen with Butler's Pantry: Featuring premium appliances, extensive bench space, and a butler's pantry to cater to all your cooking and entertaining needs.
- Ultimate Alfresco Area: Perfect for outdoor dining and relaxation.
- Low-Maintenance Yard: Private, secure, and easy to care for.
- Excellent Parking: Accommodate the largest vans, motorhomes, or caravans with ease, all within secure fencing.

### Low-Cost Living and Community Benefits

Designed with liveability features in mind, this home offers an affordable and sustainable lifestyle. Enjoy the many benefits of the Echuca community and experience up to 17 ways to enjoy low-cost living in this vibrant and welcoming area.

### Prime Location & Walk to Everything

This home is ideally located within a short drive to Echuca's CBD, or a stroll to schools, shops, Heath Hub, and sports facilities. Whether you're running errands, enjoying a coffee, or taking in the beauty of the area, everything you need is at your doorstep.

### Key Features at a Glance:

- 9 kw of solar panels
- Climate-controlled air conditioning and ceiling fans
- Water wise garden
- Located close to many amenities
- Seamless connection to the alfresco and private yard
- Excellent parking for caravans, motorhomes, and large vehicles
- Secure fencing all around for privacy and peace of mind
- Energy-efficient, low-cost living with community amenities

This exceptional home combines luxury, practicality, and affordability in one of Echuca's most sought-after locations.

Don't miss your chance to make this stunning property your own! Contact us today to arrange an inspection and experience the incredible lifestyle this home offers.



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | RWQFBW  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 698 m2  |
| <b>Including</b>     | Air Conditioning<br>Evaporative Cooling<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Solar Panels |

**Allison Minter 0419 593 801**

Principal | [allison.minter@ljhooker.com.au](mailto:allison.minter@ljhooker.com.au)

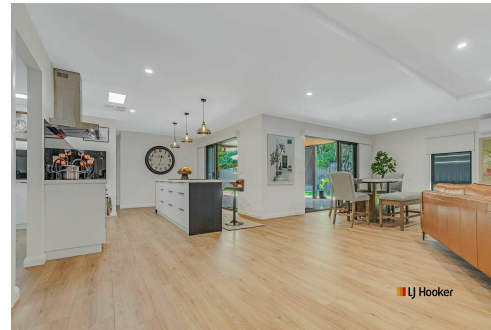
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