



## Calling all renovators and astute developers

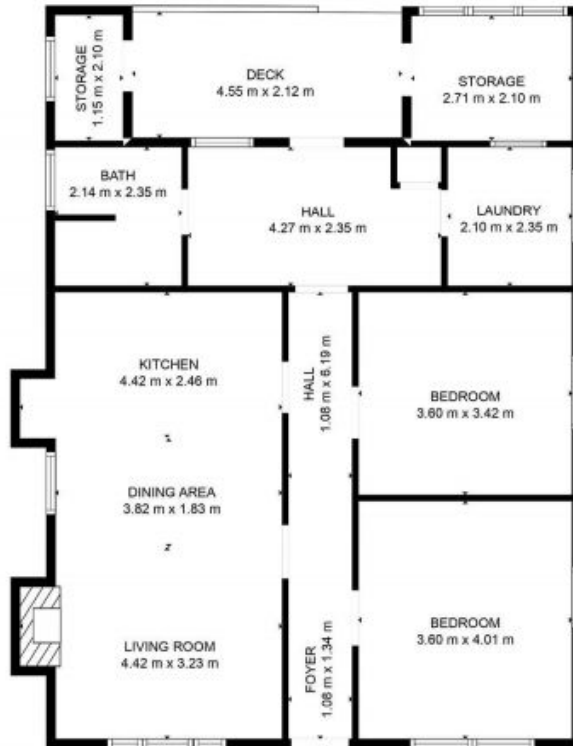
Set on an expansive block, this property offers immense development potential or an exciting renovation opportunity. Located at the top of Tower Hill; a sought-after position in the historical town of Rutherglen, this is where you could create something truly special.

The existing home features two large bedrooms, a central bathroom, and a separate laundry. The kitchen, dining area, and living room are open-plan and is generous in size, offering a flexible layout that can be tailored to suit your needs.

An exciting opportunity for a clever developer or sharp renovator, with its prime position in Rutherglen and ample potential, this prop

**Luke Moloney**

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**TOTAL: 88 m<sup>2</sup>**  
**FLOOR 1: 88 m<sup>2</sup>**  
 EXCLUDED AREAS: STORAGE: 8 m<sup>2</sup>, DECK: 10 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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