



33 Wetherby Road Mount Molloy, Julatten

RENOVATED RURAL RETREAT

Escape the hustle and bustle with this private, renovated, rural retreat set on seven glorious acres in Mount Molloy / Julatten, approximately 45km from Port Douglas and 40km from Mareeba.

Why go away camping when you have everything you go away for on your very own property. The only thing you will have to worry about is keeping your friends and family away so you can have it to yourself!

With our vendors moving interstate, motivation to sell is high.

Offering numerous living options across three separate dwellings, this property could be perfect for larger or extended families, a home business, or simply those seeking some peace and quiet and room to move.

Freshly painted and renovated, the main house also features:

- Light, airy, open plan living, dining and kitchen space with new tiling, timber lined ceiling and screened louvre windows.
- New kitchen with feature countertops, upright stove, island bench and ample cabinetry.
- Two large bedrooms with new tiling, air-conditioning and built-in wardrobes.
- New shower bathroom.

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.

2 2 9

FOR SALE
\$639,000

AGENTS

Shane Wight
0409 417 316
swight.portdouglas@ljhooker.com.au

AGENCY

LJ Hooker Port Douglas
(07) 4099 4099

LJ Hooker

- Separate laundry with new tiling.
- Separate toilet.
- Covered patio where you can sit and enjoy the sounds of nature including the flowing creek.
- Carport.
- NBN and WiFi.

The second dwelling provides your very own rustic 'log cabin' and features:

- Large open plan living area with slow combustion fireplace.
- Two separate office or potential bedroom spaces.
- Covered patio.
- Adjoining bath, shower, toilet and laundry facilities.
- Adjoining double carport.

The third dwelling is currently set up as a massage studio but again, options are limited only by your imagination.

Outside, the seven acres comprises a mixture of lawn, gardens, some 40 varieties of fruit trees and natural bush, all bordered on one side by Rifle Creek that provides for natural, sandy, freshwater swimming holes. Enjoy your time fishing, swimming, exploring the different walking tracks, or just sitting by the beautiful creek and relaxing.

There's even a chicken coop, small garden shed and plenty of space for parking additional vehicles, a trailer, boat and/or caravan.

For all the details or to book an inspection contact Shane on 0409 417 316 or swight.portdouglas@ljhooker.com.au

MORE DETAILS

Property ID	13S7F4A
Property Type	House
Land Area	2.88 hectare
Including	Air Conditioning Toilets (2) Deck Outdoor Entertaining Built-in-Robes

Shane Wight 0409 417 316

Property Sales and Licensed Auctioneer | swight.portdouglas@ljhooker.com.au

LJ Hooker Port Douglas (07) 4099 4099

Shop 3/31 Macrossan Street, PORT DOUGLAS QLD 4877
portdouglas.ljhooker.com.au | portdouglas@ljhooker.com.au

