







Rous Mill, 9 Molly's Grass Road

Enjoy living the rural lifestyle!

3 2 4

For Sale
Please Call

View
ljhooker.com.au/16EBF55

Contact
Michele Wallace
0413 686 913
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First time to market is this fantastic opportunity for those looking for a move to the country. A true gardeners paradise with a leafy outlook over large established trees, cottage gardens and multiple fruit trees.

This modest 3 bedroom home sits privately away from the road and is looking for a new owner to move in and enjoy the quiet, relaxed lifestyle on offer here.
The house floor plan offers 3 bedrooms, separate kitchen and living room, internal laundry with outside access, bathroom with full size tub and shower plus separate toilet. The garage has been converted to suit extended families with own shower and toilet plus kitchenette.
The property also boasts an extra large lockable 4-Bay shed with concrete floor, suitable for storing all the toys (Cars, tractors, mowers, caravans, boats...)

The land is reasonably flat and would perfectly suit those who love to potter around the

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(02) 6628 1163

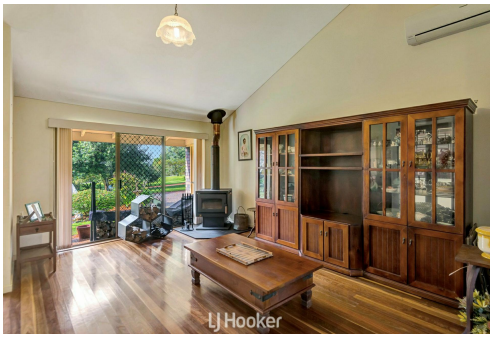
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garden and grow their own fruit and vegies.

So many extra features including:
- Winter ready with wood fire-box heater to family room
- High-raked ceilings give a feeling of space
- Air-conditioning to main living areas
- Energy saving solar panels
- Timeless timber floors to main living areas
- Security screens to all windows and doors
- Renovated kitchen with stone benches, gas cooktop & dishwasher
- Ample water supply with 2 large rain water tanks

You will just love coming home to this charming country retreat.
Call exclusive agents Michele Wallace and Richard Campbell to find out more about this great property and express your interest.











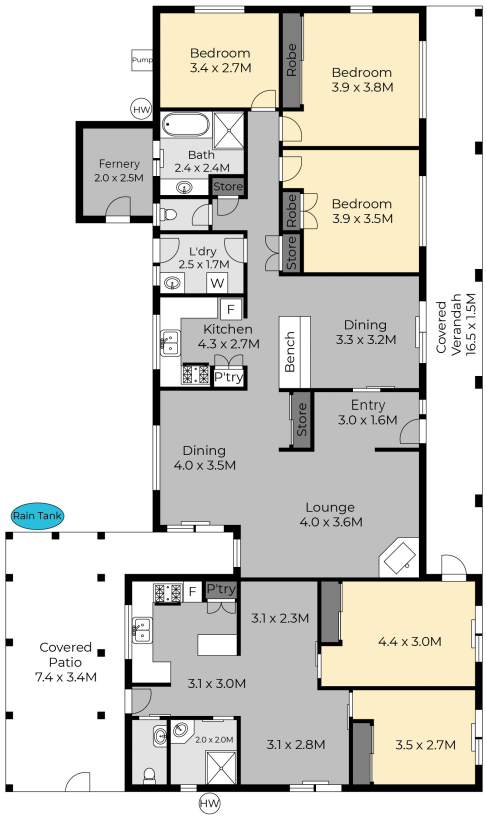
More About this Property

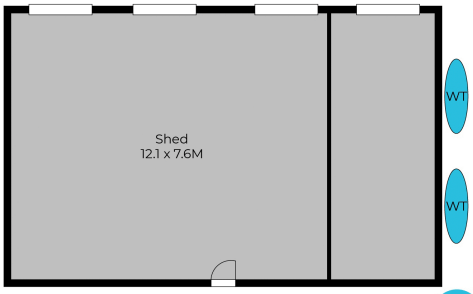
Property ID	16EBF55
Property Type	House
Including	Air Conditioning Toilets (2) Fire Place Dishwasher Floorboards Built-in-Robes Solar Panels Water Tank

Michele Wallace 0413 686 913
Sales Consultant/Licensed Real Estate Agent |
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9 Mollys Grass Road, Rous Mill

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

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