

Sold

111 Rous Mill Road, Rous Mill



## SOLD BY MELANIE STEWART

Always desired living in the country at an affordable price? Here's your opportunity, just listed exclusively for sale is this pretty 3/4 acre approx. allotment and charming well-presented cottage in the highly sought after Rous Mill.

The home is neat and tidy throughout and features 4 bedrooms and an office/sunroom. The living area is spacious with a cosy wood fire heater and the kitchen is well set out with lots of storage. While the home is not large it certainly presents well and is ready to move into.

The land is desirably flat set on a corner position, providing privacy with a large separate three bay shed which the guys will love and also a separate shed beside the house which is handy for accommodating the family vehicles close to the house.

 4  1  5  0.75 ac

Price	SOLD for \$460,000
Property Type	Residential
Property ID	116
Land Area	0.75 ac

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville  
3 Lismore Rd Alstonville, NSW,  
2477 Australia  
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There are well established gardens and trees making for a lovely country setting. Plenty of room for market gardens and there is a chook pen.

Close to Rous Public School and only several minutes drive into the friendly village of Alstonville, this is the perfect property for young families wanting to give their children a life in the country or for those buyers looking to have some space to spread out.

There is also room on this land to build a new dwelling for those that can't find that perfect flat piece of land and want to build a new home, this one is worth looking at. By retaining the original renovated cottage you can accommodate other family members or engage in a rental return.

Interstate owner says get it sold. This property has been priced well to attract a large range of buyers for those starting out to those expanding or downsizing from a larger farm. Scarce as hens teeth are lifestyle properties like this so close to town, don't snooze on this one. Call Melanie Stewart on 0421 560 936 today!

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