







Charming Falls Cottage – Your Storybook Escape in Marysville

Nestled at 16 Hill Avenue, Marysville, this enchanting 2-bedroom storybook cottage, known as Falls Cottage, combines rustic charm with modern conveniences in the most delightful way. Set on an approximately 800sqm block, it's a home where character meets comfort, and nature blends effortlessly with efficiency.

Inside, the cottage captivates with cozy, well-designed spaces. The upper level is dedicated to a spacious master bedroom complete with a walk-in robe or 3rd bedroom, lovely scenic views, and an inviting sitting area. Downstairs, enjoy two separate living areas, ideal for relaxation or entertaining, plus a fully renovated and stylish kitchen and bathroom. An extra downstairs toilet adds convenience for family and guests alike.

Energy efficiency is at the heart of Falls Cottage, featuring solar panels, double-glazed windows, a hot water system with a heat pump, and both tank and main water options. WiFi-activated pop-up sprinklers ensure the lush garden stays beautiful with minimal effort. For year-round comfort, the home is equipped

3 1 2 800m2

Price	SOLD
Property Type	Residential
Property ID	536
Land Area	800 m2

Agent Details

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with two reverse cycle split systems and electric wall heaters. Additional features include a single garage, a high carport perfect for a caravan, and generator-ready wiring. Currently operating as a B&B and earning a income or whether you're seeking a charming primary residence or a dreamy weekend retreat, Falls Cottage offers an unparalleled lifestyle opportunity in picturesque Marysville. Don't miss the chance to make this storybook haven your own!

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